

# RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON  
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New legislation has changed the way real estate transactions are handled in Ontario. Broker of Record, Sean Anderson, of the Chris Richie Group RE/MAX in the Hills Brokerage, understands the new legislation and has the experience and expertise to guide you through the entire process for a successful and stress-free real estate transaction.

PHOTO: Sean Anderson

## RE/MAX in the Hills Brokerage

### Helping people buy and sell homes for over 30 years

Buying or selling a home can be a complicated process. There are many things to consider when either putting your home up for sale or when you start your search for a new property.

Having a trusted and knowledgeable realtor to help guide you through the entire process is your best bet for a favourable and stress-free transaction.

The Chris Richie Group, RE/MAX in the Hills Brokerage is a dedicated and experienced group of professionals with a specialty in rural properties.

Keeping on top of the real estate market, trends, news, and legislation is an important part of the industry and the Chris Richie Group stays informed and knowledgeable of new information.

Recent changes in provincial legislation have created a new style of the way realtors conduct business and the team at RE/MAX in the Hills are well versed

in these new rules in the industry so their clients can benefit from their expertise.

"This new legislation came into effect in December 2023," explained RE/MAX in the Hills Broker of Record, Sean Anderson. "It is called TRESA - the Trust in Real Estate Services Act. The idea is to make real estate transactions more transparent. There are some clear and defining rules as to how we interact with the public and how we conduct our business. We inform the general public of what the new rules are and how that can affect them."

The provincial government has created a 13-page information package that is available for public scrutiny.

Included in the new rules for realtors, are how people are serviced as either customer or a client.

"Now, you're either a client or a self-represented party," Sean explained.

This clarifies what a person can expect in terms of service from a real estate representative.

"It is a clear expectation of what your realtor is going to do for you, and what the realtor will expect of you," Sean said.

...It is called TRESA - the Trust in Real Estate Services Act. The idea is to make real estate transactions more transparent...

The new legislation has also created a way of dealing with offers on a property.

"In the old system, if there were multiple offers, it was a closed bidding process," Sean explained. "The only thing you were privy to was how many offers were on the table. You wouldn't know what the highest bid was, or anything like that. Now, you can still use the closed system, but there is an option where you can use the open system. The seller has the option to take advantage of this. The seller can also decide which elements of the offer they want to share."

This type of open offer can have advantages or disadvantages to a buyer or seller, depending on how much of the offer is revealed.

This new way of conducting real estate transactions creates a fresh level of transparency for people who are potential buyers as well as those who are considering placing their home on the market.

Sean and the realtors at the Chris Richie Group at RE/MAX in the Hills Brokerage are the experts who can help you navigate through a real estate transaction and provide all the guidance and information you need with regards to this new way of buying and selling property.

They have been successfully helping people buy and sell homes for over 30 years and have gained the respect and trust of clients because of their knowledge, professionalism, and expertise in the industry.

The RE/MAX in the Hills office is located at 933009 Airport Rd., in Caledon, just north of Highway 9.

You can call the office at 905-584-0234, for visit online at [www.remaxinthehills.com](http://www.remaxinthehills.com) for more information and to view current listings.

— Written by Brian Lockhart

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## Does the new Underused Housing Tax apply to you?

(NC) Taxes are a fact of life, but it's understandable to have questions about any new tax you hear about. The Underused Housing Tax (UHT) is an annual federal one per cent tax which took effect in January 2022. The key question on most minds when you hear of a new tax is – will I have to pay it?

Well, it depends.

Unlike some municipal or provincial vacancy taxes, the UHT usually applies to foreign nationals, meaning non-Canadian citizens or non-permanent residents, who own vacant or underused residential property in Canada. The majority of Canadians who own residential property are excluded owners, which means they do not have to file a UHT return or pay the tax.

But overall, it's usually a good idea to double check.

While Canadian owners are typically excluded, there are situations in which you could still be an affected owner, such as if you own residential property as a partner of a partnership or trustee of a trust.

It's up to an individual to confirm if they are an affected or excluded owner. If you are excluded, you do not have to file a return.

If you are an affected owner, you may not have to actually pay the tax if you are eligible for an exemption, but you still have to file a UHT return by April 30, 2024 to avoid penalties and interest. Ultimately, it's a good idea to check.

Note, even though the familiar annual income tax and benefit return is due on April 30th for most people, the UHT return is a separate return.

Find more information about this new tax and whether you're affected at [canada.ca/cra-uh](https://canada.ca/cra-uh).

[www.newscanada.com](https://www.newscanada.com)



# QUICK FACTS about the new Underused Housing Tax

(NC) You may or may not have heard that there's an Underused Housing Tax (UHT) in Canada. Is it what you think it is? Does it apply to you? Here are few quick facts you should know.

### IT'S NOT THE VACANCY TAX YOU'VE HEARD ABOUT

You may have heard of vacancy taxes in some provinces and municipalities, but those taxes are not the same as the UHT, which is a federal tax that took effect in January 2022. Someone who must pay a regional vacancy tax

may or may not be affected by the UHT and vice versa. If you are exempt from one tax, you may still be required to file a return and pay the other tax.

### IF YOU OWN RESIDENTIAL PROPERTY, YOU COULD BE AFFECTED

The UHT usually affects foreign nationals, meaning those who are not Canadian citizens or permanent residents, who own residential property here in Canada, or foreign corporations. But, in some situations, this tax also applies to Canadian individuals and corporations.

### IF YOU'RE AFFECTED, YOU HAVE TO FILE – MAYBE MULTIPLE RETURNS – EVEN IF YOU'RE EXEMPT

If you're an affected owner, you may be exempt from paying the tax for a year depending on things like the location of the property and the type of occupant; however, you're still required to file a return to claim your exemption. If you own more than one residential

property, you must file a separate return for each property. If you're one of several affected owners of a property, each owner must file a separate return.

### IT'S DUE AT THE SAME TIME AS INCOME TAXES BUT IT'S NOT THE SAME RETURN

The Canada Revenue Agency must receive 2022 and 2023 UHT returns and any payments owed by April 30, 2024, to avoid penalties and interest. Note that even though this is the same date the income tax and benefit return is due for most people, the UHT is a separate return.

To find out if you're affected for the 2022 tax year, you can use the CRA's online self-assessment tool at [canada.ca/cra-uh](https://canada.ca/cra-uh). The 2023 tax year rules may be different.

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After experiencing a 5-year roller coaster ride of home price increases and mortgage rate fluctuations, the government of Canada is stepping in to assist in one of the world's worst housing shortages.

It is no secret that Ontario needs more affordable housing. Affordable for both buyers and renters. Currently, affordable homes only exist in northern Ontario. The recent stress test and mortgage rate hikes make it very difficult for moderate-income families to purchase. The deadly combination of uncertain real estate prices, high cost of materials, and higher cost of funds for construction have put a halt to most new construction in Ontario.

Canada will relax the rules on home lending to allow first-time buyers to take out 30-year mortgages when

they purchase newly built homes. The change to the rules for insured mortgages comes into effect on Aug. 1, Finance Minister Chrystia Freeland said. It's a move that's primarily aimed at younger people who have been squeezed by soaring housing prices and high-interest rates. "First-time homebuyers will now have 30 years to pay off their mortgage instead of 25," Freeland said Thursday in Toronto. "That translates to lower monthly payments so more younger Canadians can afford to pay that monthly mortgage on a new home."

She also announced that first-time homebuyers will be able to pull more money from their registered retirement savings plans to use in a downpayment on a home. The legal limit is being raised to C\$60,000 from C\$35,000.

The government is also introducing legislation to protect renters and rental rates while promoting the construction of new lower-income rental units through incentives and tax breaks.

This is a long-term plan for a short-term problem. But it's about time.

– Provided by Dwight Trafford



# Understand property assessments and taxes in Ontario

(NC) For many of us, our property is our single biggest asset and so its value can have a significant impact on our lives. So, have you ever wondered how your property value, and taxes, are determined?

There are more than 200 factors that are considered by The Municipal Property Assessment Corporation, also known as MPAC. This independent, not-for-profit organization is responsible for assessing and classifying more than 5.6 million properties across Ontario. According to the organization, here are five key elements that affect your property's value:

**LOCATION:** the neighbourhood where your home is situated plays a significant role in determining its market value. The desirability of the area often influences the amount a buyer is willing to pay.

**LOT SIZE:** the area of your lot is calculated by multiplying the frontage by the depth.

**TOTAL SQUARE FOOTAGE OF LIVING AREA:** the exterior of your home is measured to determine the total area of the building. Keep in mind that this measurement doesn't include your basement, deck, porch or garage.

**BUILDING AGE:** while the house may have been built in a given year, the property value is adjusted to reflect renovations or additions.

**CONSTRUCTION QUALITY:** the type of building materials used and the quality of the finishes installed are also taken into consideration.

Property assessments are available to both homeowners and local governments. Municipalities use them to help calculate property taxes.

When it comes to property taxes, each of Ontario's 444 municipalities decide how much money is needed to build and operate thriving communities – things like running the local library or building a new park or dog run – and then they decide on the municipal tax rate. The municipality collects property taxes to pay for the municipal services. Think of it like a community fund, and your contribution (how much you pay in tax) is based on how much your property is deemed to be worth.

...each of Ontario's 444 municipalities decide how much money is needed to build and operate thriving communities...

Understanding how assessments affect your property taxes can help you make informed decisions about your home. If you're interested in learning more, visit [mpac.ca/valuematters](http://mpac.ca/valuematters).

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## 4 Spring home maintenance musts

(NC) It's no secret that the harsh winter elements can take a toll on your home.

Once the ice thaws and the flowers begin to bloom, consider some simple spring projects to help prepare your home for the warmer weather.

**ADJUST YOUR THERMOSTAT.** Review and adjust your thermostat for springtime. With fluctuating temperatures, check the morning forecast and set it accordingly so you use less energy for heating or cooling while you're away from home. If you have a programmable thermostat, take advantage of its features to create an efficient cooling schedule. If you don't already have one, upgrade to a smart thermostat, like the Honeywell Home T9, which allows you to adjust your home temperature from anywhere and set different temperature schedules for various times of the day. You can also set the ideal temperature in the most-used rooms in the house.

**PREP YOUR HVAC SYSTEM.** Preparing your HVAC system for spring is crucial for optimal performance and energy efficiency. To help get your system ready for the warmer months, change your air filters, as they can accumulate dust and debris over time, and remember to inspect and clean your air vents and ducts for blockages. Consider scheduling a professional maintenance service to help identify and fix any potential problems before they happen.

**UPGRADE TO 2-IN-1 PROTECTION.** Proper smoke and carbon monoxide alarm placement, maintenance and replacement are essential to keeping your home protected. Be sure to install alarms on every level, including the basement, and in every bedroom. Replace the batteries at least every six months, or make maintenance easier with a two-in-one smoke and carbon monoxide alarm, such as the First Alert 10-Year Battery Combination Alarm, which eliminates the need for battery replacement and late-night battery chirps for a decade.

**INSPECT FOR MOULD.** Mould loves to grow in hard-to-reach places, and often in moist, dark environments. Be on the lookout for any discoloured, fuzzy or stained spots throughout your home and any damp, musty smelling areas. If you find mould growing, clean the patch with a bleach solution or contact a professional to safely remove it.

With just a few simple steps, you can help prepare your home for the warm weather ahead.

[www.newscanada.com](http://www.newscanada.com)



# 4 TIPS TO SPRING CLEAN YOUR CLOSET

(NC) A new season finds many of us hunting through our closets, feeling at a loss about what to wear. But few of us have the funds to reset our wardrobe every year. So, here are some tips to refresh your options and clean up your closet this season.

### GET SORTED

You might be tempted to start your closet clear-out by trying on everything to see what fits. But before you fall down that rabbit hole, do a quick cull. Don't waste time squeezing into things you'll never keep. Haven't worn it years? It doesn't spark any interest in you? Put it in one big pile to get out of your home. Do not offer it to friends and family unless they are in need – most of us have too much in our closets to begin with.

### SHOP YOUR CLOSET

Whether you plan tomorrow's outfit before you go to bed or scramble to choose an option right before you have to leave, you can speed up the process of getting dressed by stocking concrete outfit ideas in your back pocket. Try carving out some time for a try-on session of the clothes, shoes and accessories you plan to keep. Experiment and get creative with how you combine every piece. Keep an open mind and you might be excited by the great go-to looks you uncover. Make note of your favourite combinations with photos on your phone.

### EMBRACE PRE-LOVED

Even when you're trying to save money, something new is nice to have sometimes, and it can breathe new life into a tired ensemble. But be sure to fill any glaring gaps in your wardrobe, such as a good belt or all-purpose jacket, before buying something surplus. Look for quality that will last if you can. For a cost-effective solution to buying full-price things, take the time to scour vintage shops, thrift stores and buy-nothing or buy-and-sell groups online – these last are often your best bet for a good deal.

### PUT UNWANTED ITEMS TO WORK

After sorting, it's time to get anything you're not keeping out of your home. Donate items that are in good shape or sell them through an online marketplace to make a few extra bucks. You might also be able to consign or sell high-end items at a local vintage shop or thrift store.

Anything that's not in great shape should be recycled. While curbside pickup won't typically take fabric, a few chain stores have textile recycling programs in-store. When it comes to used, well-worn bras, you can drop them off at la Vie en Rose. The Canadian retailer gives them a second life and recycles the materials. Throughout the month of May the company donates a dollar to various breast-cancer-related charities for every bra dropped off at their stores.

Learn more at [lavienrose.com/en/be-your-own-breast-friend](http://lavienrose.com/en/be-your-own-breast-friend).

[www.newscanada.com](http://www.newscanada.com)

## Three steps to prevent water damage in your home

By: Desjardins Agent John Brown

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](http://desjardins.com/en/tips.html)



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**MARKET UPDATE**

**Orangeville Statistics - March 2024**

	March 2024	March 2023	% Change
# of Active Listings	65	63	3.17%
# of Homes Listed	86	65	32.31%
# of Sales	38	30	26.67%
List Price vs. Sale Price Ratio	99%	98%	1.02%
Average Days on Market	16	17	-5.88%
Average Sale Price	\$830,537	\$776,414	6.97%

**Orangeville Statistics - Year to Date**

	Jan - March 2024	Jan - March 2023	% Change
# of Homes Listed	193	149	29.53%
# of Sales	100	77	29.87%
List Price vs. Sale Price Ratio	98%	98%	0.00%
Average Days on Market	25	25	0.00%
Average Sale Price	\$793,767	\$803,475	-1.21%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	65
Divided by Sales per Month	38
Months of Inventory	1.7

There is currently 1.7 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 - March 2024**

	March 2024	March 2023	% Change
# of Active Listings	206	169	21.89%
# of Homes Listed	198	157	26.11%
# of Sales	70	89	-21.35%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	28	28	0.00%
Average Sale Price	\$1,357,700	\$1,324,050	2.54%

**Peel - Caledon Statistics - Year to Date**

	Jan - March 2024	Jan - March 2023	% Change
# of Homes Listed	495	405	22.22%
# of Sales	203	184	10.33%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	28	30	-6.67%
Average Sale Price	\$1,286,526	\$1,312,300	-1.96%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	206
Divided by Sales per Month	70
Months of Inventory	2.9

There are currently 2.9 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 - March 2024**

	March 2024	March 2023	% Change
# of Active Listings	102	117	-12.82%
# of Homes Listed	109	113	-3.54%
# of Sales	67	68	-1.47%
List Price vs. Sale Price Ratio	98%	98%	0.00%
Average Days on Market	27	22	22.73%
Average Sale Price	\$906,534	\$852,860	6.29%

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

	Jan-March 2024	Jan-March 2023	% Change
# of Homes Listed	299	269	11.15%
# of Sales	171	144	18.75%
List Price vs. Sale Price Ratio	98%	98%	0.00%
Average Days on Market	40	23	73.91%
Average Sale Price	\$911,820	\$843,719	8.07%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	102
Divided by Sales per Month	67
Months of Inventory	1.5

There are currently 1.5 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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**\$389,000**

Become a homeowner for under \$400,000! Opportunity knocks in this small quaint building! Spacious one bedroom with big windows and nicely updated is perfect for the single or a couple! Located in walking distance to all Grand Valley has to offer, including rec centre, river, grocery store, shops & restaurants! Laminate flooring, stainless appliances, large bedroom closet w/mirrored doors, perfect little package! Call Diane for details and open house dates!

**THE STUNNING METALWORKS COMMUNITY IN GUELPH STEPS TO DOWNTOWN!**

**SOLD**

**\$525,000**

This open concept spacious condo offers more than a home but a lifestyle! Fabulous amenities include a lounge w/fireplace, computer workspace overlooking the beautiful gardens! A library and Speakeasy to entertain in, gym, pet wash & several BBQ zones, fire pits w/Muskoka chairs. The unit is gorgeous, with huge kitchen, pantry wall, S/S appliances and a big island, quartz tops! A big bedroom, ensuite laundry, large ground level terrace and steps to the Riverwalk! A Micro Brewery is right next door! Won't last at \$525,000! Call Diane or come to open house!

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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.



## Legislation changes the real estate bidding process

Changes in provincial legislation have provided new opportunities for both buyers and sellers when it comes to placing a bid on a property in the province.

This process also allows the seller to change their minds at any time, where they may begin in a closed bidding offer presentation and then decide to open information. This information must be shared with all buyers who have a registered offer on the property.

In keeping with the province's new mandate, the new way of doing things is intended to provide a more transparent situation for all involved.

While the details of an offer on a home can be made known, it is against the rules to identify the person who is making the offer.

This new process doesn't mean a potential buyer has no discretion in the bidding stage. A buyer may put a clause in their offer, that if the seller makes the information known, the offer can be pulled and made null and void.

The fact that bidding information can now be shared with other buyers will change the way many real estate deals are completed.

It can also create a situation where buyers simply keep bidding small amounts over another bidder until someone reaches the limit they can, or are willing to spend.

Once the decision is made to create an open bidding situation, the information must be available to all interested parties. A seller cannot pick and choose who will be privy to the information.

The new process is being viewed as having some positive initiatives, but also some drawbacks, depending on how each buyer and seller approaches a potential real estate transaction.

As these new rules have just been put into place, it is likely that there may be some fine-tuning in the future as the real estate industry adapts to the new process.

TRESA – the Trust in Real Estate Services Act, has new rules designed to make real estate transactions more transparent.

The provincial government has created a 13-page information package called the RECO information guide that is available for public scrutiny.

The change in the process creates an entirely new dynamic when it comes to a situation where there are multiple offers on a single property.

The legislation does not mean a seller must disclose bidding information, it means they may choose to have an open bidding process.

One of the more notable changes is the option for a seller to use an open bidding process that allows sellers to disclose bids that have been placed on a property.

Previously, it was a closed bidding process, meaning that buyers would have no indication or information regarding other bids on the same property they were placing an offer on. All bidding information was confidential.

This was to ensure one buyer was not privy to information that could provide unfair competition when it came to the bidding process.

The seller also has the option of allowing only certain information to be disclosed while keeping other information private.

For example, a seller may disclose the offer price, but not reveal if there are any conditions that go with the offer.

Written by Brian Lockhart

### Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - March 2024			
	March 2024	March 2023	% Change
# of Active Listings	193	167	15.57%
# of Sales	39	28	35.71%
Average Sale Price	\$1,126,761	\$920,653	22.39%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - March 2024	Jan - March 2023	% Change
# of Sales	97	70	38.57%
Average Sale Price	\$1,048,599	\$1,021,794	2.62%

#### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	193
Divided by Sales per Month	38
Months of Inventory	5.1

There is currently 5.1 months of inventory on the market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

#### March 2024 vs. March 2023

The number of active listings in Dufferin (excluding Orangeville) increased by 15.57% in March 2024 over the same month in 2023. The number of homes sold increased by 10 homes or 35.71% in March 2024. Average sale prices increased by 22.39%.

#### Year to Date 2024 vs. Year to Date 2023

The number of homes sold in Dufferin (excluding Orangeville), year-to-date increased from 70 to 97, which is an increase of 38.57%. Average sale prices were up by 2.62%.



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. Located in small enclave of custom homes. \$2,150,000



**58 KING ST. W., BOLTON**  
Located in the heart of Bolton's historical district, this home has been converted to office space and is a rare find! \$890,000



**60 ANN ST. BOLTON**  
Stunning 2 bed, 2 bath condo in River's Edge, Bolton's sought after condominium apartment on the banks of the Humber River. Just turn the key and move in! \$879,900



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**CORNER DOUBLE LOT WITH INGROUND POOL & LOADS OF PARKING**

Bungalow with 3 bedrooms, 2 reno'd bathrooms, finished walkout basement with rough in kitchen & potential for more bedrooms. Modern exterior with armour stone, large deck, steel roof, 2 car garage + amazing inground pool with concrete surround & large deck  
**53 CALEDON ST., ALTON \$1,399,000**



**SOUGHT AFTER LEGACY PINES DEVELOPMENT IN PALGRAVE**

Bungalow, 2+1 bedrooms, 4 bathroom, open concept living (vaulted ceiling)/kitchen, primary has large walk-in closet & updated 4 pc. ensuite with heated floors. Finished basement features a bath, rec room & bedroom. 2 car garage, located on the 1st fairway of community owned golf course.  
**5-14 ZIMMERMAN DR., CALEDON \$1,450,000**



**MOVE IN READY, COMPLETED FROM TOP TO BOTTOM**

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, 4.7 acres & no neighbours.  
**20538 HORSESHOE HILL RD., CALEDON \$1,499,000**



**JUST 5 MINUTES TO ORANGEVILLE IN EXECUTIVE SUBDIVISION**

4 level sidesplit, 4 bedrooms, 4 baths, updated eat-in kitchen has quartz tops, island, fridge/freezer combo & walkout to multi tier deck. Primary features 6 pc ensuite. Ground level with kitchenette, living room & bedroom with 3 pc ensuite. 1 acre & 2 car garage.  
**36 MADILL DR., MONO \$1,549,000**



**AMAZING STUDIO ABOVE DETACHED 3 CAR GARAGE**

2 storey log home features 3 bedrooms, 3 bathrooms, family room with vaulted ceiling & partially finished walkout basement. Detached garage features a studio above with bathroom, kitchenette & living/dining/sleeping space. Gated entry, geothermal heat & 10 acres of land.  
**873043 5th LINE, MONO \$1,988,000**



**PLENTY OF ROOM FOR A GROWING FAMILY WITHIN THE FINISHED BASEMENT**

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**



**EXPERIENCE MODERN ELEGANCE ON MAGICAL 10 ACRES**

Raised bungalow, 4+1 bedrooms, 3 bathrooms, living room with vaulted ceilings & fireplace, modern kitchen with quartz tops & island, finished walkout basement with bedroom, bath, rec room & mud room. Carport, barn & paved drive.  
**16738 CALEDON-KING TOWNLIN, CALEDON \$2,449,000**



**EXECUTIVE HOME ON 21 ACRES WITH LOVELY COUNTRY VIEWS**

This estate bungalow has 3 bedrooms, 3 bathrooms, updated kitchen with Carrara marble top island, open concept family/living area & part finished walkout basement. Huge covered deck, paved driveway, 2 car garage, large shop or barn for the horses & privacy.  
**247515 5th SIDEROAD, MONO \$2,499,000**



**33 ACRES, DET GARAGE WITH STUDIO ABOVE, INGROUND POOL**

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 & 3 car garage with space above. Geothermal heat, generator & extreme privacy.  
**713516 FIRST LINE, MONO \$2,795,000**



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**3246 ESCARPMENT SIDEROAD, CALEDON \$995,000**