

RESALE HOMES COLLECTIONS

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Bright Skylights' remains committed to quality and craftsmanship after nearly 40 years

Anyone who's looking to brighten up a space in their home with natural light should look no further than Bright Skylights.

The company has been fixing and installing skylights since 1985, working in Dufferin County, Simcoe County and the GTA.

The owner of Bright Skylights, Joe Sousa has operated locally in Orangeville for over 10 years. During that time, he has built a strong reputation, due to the quality of his work.

"I take a lot of pride in the work I do and in this renovation business, or window or door business, these days, you have to be as precise as possible," he noted.

The business carries and installs Columbia Skylights, which have been proudly made in Canada since 1955.

"The difference with us at Bright Skylights is we take great care in the work that we do," said Sousa. "I do everything right the first time — beautifully — so I don't have to come back after and do service calls." Sousa says he uses only the very best materials to ensure his repairs and installations are built to last.



The units that the company uses today are much higher in quality and can last significantly longer than the ones constructed in the mid-2000s.

"Today's units are superior in quality and they'll stay on your roof for the next 20-25 years trouble free, but with the older ones, the glazing tapes were poorer quality, the welding was poorer quality, and so was the acrylic that the domes are made from," said Mr. Sousa.

He noted that Bright Skylights only uses the very best products in the industry and his skylights (frame included) are guaranteed to last at least 20 years, while other skylight companies often can only guarantee five to 10-year warranties. They're also low maintenance and easy to install.

A skylight is the perfect addition to a kitchen or bathroom to bring in natural light and brighten up the space.

"The kitchen is somewhere you're going to spend a lot of time, it's the focal point of the house, so it should be as bright as possible," said Sousa. "You don't want it to be a gloomy, dark room that's not pleasant to work in."

As a carpenter by trade, Sousa found his passion for skylights in the mid-80s when framing houses — and he's never looked back.

"When I first started my company, I placed a few ads in the Toronto Sun, then the Toronto Star, and the phone wouldn't stop ringing," said Sousa.

He's been busy installing and repairing skylights throughout the region ever since.

"I really love what I do," said Sousa. "I believe I'm providing a needed service and it feels good to see a happy customer at the end of a job."

Bright Skylights' reputation speaks for itself, having been in business for nearly four decades.

"The length of time you've been in business means a lot," Sousa said. "It means that you're good at what you're doing and you do honest work."

"Customers will pass our name on to family and friends or neighbours and that keeps us busy throughout the year," Sousa added.

The turnaround time for ordering a new skylight is relatively fast. To get one shipped in from the factory takes two to three weeks. In terms of the installation, depending on the structure, it can take anywhere from two days to two weeks.



...The difference with us at Bright Skylights is we take pride in the work that we do...

If your skylight is 15 years old or older, it's a good idea to call Bright Skylights and have it assessed, as it's likely getting close to its end of life.

Bright Skylights is Canada's leading source of Energy Star skylights, with the largest selection of standard sizes. Bright Skylights also offers incredible value, priced without compromise.

The company does custom work for any size, model, and glazing, with manual or electric venting options on all skylights. There's seven standard frame colours as well.

Bright Skylight's manufacturer is based in Canada, so those who choose the business for the installation of a new skylight are supporting their own country's economy.

Apart from the aesthetic benefits of having a skylight installed, some of the other positive aspects are increasing ventilation in your home to assist with heating or cooling, letting natural light in, and "adding space" to a room, making it appear bigger than it truly is.

Skylights also help to generate airflow. This is perfect for airing out cooking odours and smoke or releasing excess moisture from the air.

Call Bright Skylights today at (416) 705-8635 or visit www.brightskylights.ca to learn more about their services and get a quote today.

— Written by Sam Odrowski

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How sellers can get top dollar for their homes

The process of buying and selling a home includes many movable parts. North America has experienced historic trends in the housing market in recent years. Most notably, record-high prices have dominated the real estate market over the last several years.

This is good news for sellers currently looking to make an excellent profit on their properties. Sellers who don't want to rely on the market alone to earn more for their homes can take various steps to get top dollar.

STAGE YOUR HOME

According to the 2023 Profile of Home Staging conducted by the National Association of Realtors®, 81 percent of buyers' agents said staging a home made it easier for the buyer to visualize the property as a future home. Focus your attention on the living room, owner's suite and kitchen. Hiring a staging professional can be an investment that turns a sizeable profit.

KNOW YOUR LOCAL MARKET

A good way to price your home and gauge if it will sell quickly is to look at the average "days on the market" for similar homes nearby. If homes are selling faster than the average DOM, that suggests high demand, which can work in your favour.

MAKE ADDED-VALUE IMPROVEMENTS

Focus renovation dollars on the types of projects that will reap the highest return on investment. Remodelling magazine annually reports the projects that offer the best ROI. In 2023, the project that reaped the highest ROI was an HVAC Conversion/Electrification, which involved converting a fossil-fuel-burning furnace into an electric heat pump. The cost recouped was 103.5 percent.

SELL AT THE RIGHT TIME

Fewer people are shopping for homes in the dead of winter or during the middle of the school year, so putting your home on the market in spring typically brings out the largest number of interested parties, according to Opendoor. But this isn't the only time-related factor to consider. To sell for the most money, you want to list your home when you have enough equity to pay off your current mortgage, the costs of selling, and the costs of moving, says Bankrate.

GIVE CURB APPEAL A BOOST

Make sure that buyers see your home in a positive light from the first moment they pull up for a walk-through showing. According to Home & Garden, improving the landscaping can result in a value increase of up to 12 percent. Additional projects can include investing in a new front door and garage doors. Be sure that hedges are trimmed, there are fresh flowers growing, and that walkways and the driveway are clean and tidy.

BUYING RURAL OR URBAN?

Know the differences

The decision to move is a very personal choice that is typically reached after considering a number of variables.

Career opportunities, a better climate, superior schools, or a desire to be closer to family compel millions of people to move each year, and those factors underscore how unique each individual move can be.

Steinway Moving & Storage contends that the average American moves 11.7 times, while the Canadian Association of Movers says Canadians move an average of five to six times. No move is a small undertaking, and when such a move involves relocating to an entirely new setting, there are some things buyers should know. Here are some differences between purchasing a home in a rural or urban location.

URBAN

A vibrant lifestyle and proximity to employment draws many people to urban living. Home prices tend to be higher in cities than in other areas, and the cost of living in urban areas tends to be more expen-

sive due to the conveniences associated with city life. Buyers may expect to pay more for contractors, food and transportation. Property taxes are another consideration for urban buyers. Taxes tend to be higher in urban neighbourhoods than rural locales.

Proximity to nightlife and restaurants attracts many people to live in cities. Urban buyers need to expect more congestion in cities than in rural areas. Having a car in the city may be a luxury instead of a necessity. In fact, many urban dwellers opt for public transportation rather than paying for parking or trying to find spots.

Noise may be another thing to think about. More people living closer together brings more noise and artificial light. Nature lovers may have to sacrifice proximity to wildlife and access to star-filled skies if they choose to live in cities.

RURAL

Being able to spread out and enjoy private property is a major advantage of living in the country. Rural living comes with much larger home footprints at more affordable prices.

The Real Estate Council of Ontario says that potential buyers will need to account for distance to jobs and stores when opting to live in rural areas. Commute

times can eat into fuel budgets. Those who work from home may need to investigate if there is reliable internet service where a home is located, as some rural locales still have spotty mobile service and internet coverage.

Additional things to think about involve the maintenance on the home and utilities. Some rural homes are not connected to municipal water systems. That requires usage of well water and having to do one's own water testing. It's also key to have a septic system tested to ensure it is in good working order. Rural residents may need to grow accustomed to slower repair times should electricity go out, so a backup generator might be necessary. Also, snow removal may fall on the homeowner, so buyers should look closely at driveway size and road access before buying.

Nature and vast starry skies draw some to live in rural areas. Sitting outdoors enjoying the sounds and smells of nature can be intoxicating. But homeowners must consider that insects and animals may be frequent companions in these areas. Those accustomed to urban living may be unacquainted with animals living so close to their homes.

Both rural and urban areas can be great places to live. Individuals should consider the pros and cons of each before buying a new home.

CHOOSING YOUR MORTGAGE AMORTIZATION

Selecting the length of your mortgage amortization period – the number of years it will take you to become mortgage free – is an important decision that will affect how much interest you pay over the life of your mortgage.

While the lending industry's benchmark amortization period is 25 years, and this is the standard that is used by lenders when discussing mortgage offers, and usually the basis for mortgage calculators and payment tables, shorter or longer timeframes are available – to a maximum of 35 years.

The main reason to opt for a shorter amortization period is that you will become mortgage-free sooner. And since you're agreeing to pay off your mortgage in a shorter period of time, the interest you pay over the life of the mortgage is, therefore, greatly reduced.

A shorter amortization also affords you the luxury of building up equity in your home sooner. Equity is the difference between any outstanding mortgage on your home and its market value.

While it pays to opt for a shorter amortization period, other considerations must be made before selecting your amortization. Because you're reducing the actual number of mortgage payments you make to pay off your mortgage, your regular payments will be higher. So if your income is irregular because you're paid commission or if you're buying a home for the first time and will be carrying a large mortgage, a shorter amortization period that increases your regular payment amount and ties up your cash flow may not be the best option for you.

Your mortgage professional will be able to help you choose the amortization that best suits your unique requirements and ensures you have adequate cash flow. If you can



comfortably afford the higher payments, are looking to save money on your mortgage or maybe you just don't like the idea of carrying debt over a long period of time, you can discuss opting for a shorter amortization period.

ADVANTAGES OF LONGER AMORTIZATION

Choosing a longer amortization period also has its advantages. For instance, it can get you into your dream home sooner than if you choose a shorter period. When you apply for a mortgage, lenders calculate the maximum regular payment you can afford. They then use this figure to determine the maximum mortgage amount they are willing to lend to you.

While a shorter amortization period results in higher regular payments, a longer amortization period reduces the amount of your regular principal and interest payment by spreading your payments out over a longer timeframe. As a result, you could qualify for a higher mortgage amount

than you originally anticipated. Or you could qualify for your mortgage sooner than you had planned. Either way, you end up in your dream home sooner than you thought possible.

Again, this option is not for everyone. While a longer amortization period will appeal to many people because the regular mortgage payments can be comparable or even lower than paying rent, it does mean that you will pay more interest over the life of your mortgage.

Still, regardless of which amortization period you select when you originally apply for your mortgage, you do not have to stick with that period throughout the life of your mortgage. You can always choose to shorten your amortization and save on interest costs by making extra payments when you can or an annual lump-sum principal pre-payment. If making pre-payments (in the form of extra, larger or lump-sum payments) is an option you'd

like to have, your mortgage professional can ensure the mortgage you end up with will not penalize you for making these types of payments.

It also makes good financial sense for you to re-evaluate your amortization strategy every time your mortgage comes up for renewal (at the end of each term of your mortgage, whether this is three, five, 10 years, etcetera). That way, as you advance in your career and earn a larger salary and/or commission or bonus, you can choose an accelerated payment option (making larger or more frequent payments) or simply increase the frequency of your regular payments (ie, paying your mortgage every week or two weeks as opposed to once per month). Both of these features will take years off your amortization period and save you a considerable amount of money on interest throughout the life of your mortgage.

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RESALE HOMES COLLECTIONS



HOW TO CREATE AN *outdoor living retreat*

Al fresco entertaining has taken off in recent years. It's much more common today to find homeowners who want to extend living spaces to the outdoors in meaningful ways that go beyond a few lawn chairs and a stand-alone grill.

Dream backyard living rooms mirror similar spaces indoors and contain features like cozy corners, lush furniture and televisions or movie projectors. Plus, they often about additional outdoor luxuries like fully functional kitchens.

Homeowners have various options when designing outdoor living spaces. Above all else, spaces should be created with the goal of encouraging people to get together. Here are some ideas.

POOLSIDE RETREAT

Homeowners with pools and other water features likely want this area to be the star of the entertaining space. Furniture will be more of the lounging variety, with comfortable chaises and spots to catch the sun. If a swim-up bar isn't possible, a rolling bar cart can be stocked with essentials for cocktails or mocktails for the kids. Furniture near the pool will be exposed to a lot of sun, so look for durable, sun-resistant fabrics.

FIRESIDE NOOK

Gathering around an outdoor fireplace or fire pit is a treat when the weather cools down. Mirror the look of the same setup indoors by arranging outdoor sofas so they flank the fireplace. Add some ottomans or side tables for stowing mulled cider or hot chocolate. A mantel above the fireplace can hold pots of greenery or candles that add to the ambiance.

CONSIDER A CUSTOM BANQUETTE

Unused corners on a patio or rooftop retreat can utilize a custom-made banquette that provides the functionality of a sofa sectional outdoors. Have a contractor design it to the exact specifications of the area, and add a rug to ground the space.

VARY THE FLOORING

Depending on the entertaining space, a balance of soft grass, pavers or other hardscape will be necessary. Certain areas will need to be hard enough for chairs and other furniture, particularly for those who are including an outdoor dining table in the design.

CREATE SOME PRIVACY

Some homeowners are lucky enough to have natural barriers that offer privacy in their entertaining spaces. When there isn't enough, tall shrubs, inexpensive bamboo fencing or trellis can provide a blind that makes an outdoor living area more cozy and private. Consider placing tall, potted plants on rolling casters to improve privacy as the need arises.

Outdoor living spaces are all the rage, and they can add value and functionality to most any home.

MARKET UPDATE

Orangeville Statistics - June

	June, 2024	June, 2023	% Change
# of Active Listings	122	69	76.81%
# of Homes Listed	99	83	19.28%
# of Sales	49	44	11.36%
List Price vs. Sale Price Ratio	98%	100%	-2.00%
Average Days on Market	32	11	190.91%
Average Sale Price	\$827,120	\$847,527	-2.41%

Orangeville Statistics - Year to Date

	Jan - June, 2024	Jan - June, 2023	% Change
# of Homes Listed	490	350	40.00%
# of Sales	240	229	4.80%
List Price vs. Sale Price Ratio	98%	99%	-1.01%
Average Days on Market	25	18	38.89%
Average Sale Price	\$827,067	\$830,081	-0.36%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	122
Divided by Sales per Month	49
Months of Inventory	2.5

There is currently 2.5 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

Peel - Caledon Statistics - June

	June, 2024	June, 2023	% Change
# of Active Listings	393	259	51.74%
# of Homes Listed	255	227	12.33%
# of Sales	79	100	-21.00%
List Price vs. Sale Price Ratio	97%	96%	1.04%
Average Days on Market	26	22	18.18%
Average Sale Price	\$1,315,105	\$1,560,145	-15.71%

Peel - Caledon Statistics - Year to Date

	Jan - June, 2024	Jan - June, 2023	% Change
# of Homes Listed	1,250	1,033	21.01%
# of Sales	444	469	-5.33%
List Price vs. Sale Price Ratio	97%	97%	0.00%
Average Days on Market	28	24	16.67%
Average Sale Price	\$1,321,114	\$1,400,321	-5.66%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	393
Divided by Sales per Month	79
Months of Inventory	5.0

There is currently 5.0 months of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.

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Renovations that help sell homes

The adage “there’s a lid for every pot” suggests that, even in relation to the real estate market, there’s bound to be a buyer for every home on the market.

Price is a significant variable in the minds of potential buyers, but there are additional factors that can affect the impression people get of a given home.

Certain home features can tip the scales in favour of sellers. In fact, various renovations can help sell homes more readily. And these renovations need not cost a fortune. Putting a home on the market can be stressful, but these renovations may help it sell fast.

A FRESH COAT OF PAINT: Although painting is relatively inexpensive and a job that some do-it-yourselfers can tackle, it’s not a task relished by many. Painting is messy, it takes time, and requires moving furniture. In fact, prepping a room for painting often is the toughest component of any painting job.

But fresh coats of paint can create a strong first impression. Choose a neutral colour and get painting. Jennie Norris, chairwoman for the International Association of Home Staging Professionals, says gray is a “safe” colour that has been trending in recent years.

MINOR BATHROOM REMODEL: Remove dated wall coverings, replace fixtures, consider re-glazing or replacing an old tub, and swap old shower doors for fast fixes in a bathroom. If there’s more room in the budget, replacing a tub, tile surround, floor, toilet, sink, vanity, and fixtures can cost roughly \$10,500, says HGTV. You’ll recoup an average of \$10,700 at resale, making a minor bathroom remodel a potentially worthy investment.

REDONE KITCHEN: The kitchen tends to be the hub of a home. This room gets the most usage and attention of any space, and it’s a great place to focus your remodelling attention. The National Association of the Remodelling Industry estimates that homeowners can recover up to 52 percent of the cost of a kitchen upgrade upon selling a home. Buyers want a functional and updated kitchen. Trending features include drawer-style microwaves and dishwashers, commercial ranges, hidden outlets, and even wine refrigerators.



UPDATED HEATING AND COOLING SYSTEM: Better Homes and Gardens reports that homeowners may be able to recoup 85 percent of the cost of new HVAC systems when they sell their homes. Heating, cooling and ventilation components are vital to maintain. You don’t want buyers to be taken aback by an older system, and many millennial buyers are not willing to overlook old mechanical systems.

FRESH LANDSCAPING: A home’s exterior is the first thing buyers will see. If they pull up to a home with

eye-catching landscaping and outdoor areas that are attractive yet functional, they’re more likely to be intrigued. Often buyers will equate a home that features an impressive exterior with upkeep inside as well. The American Nursery Landscape Association says the average homeowner may spend \$3,500 for landscaping.

Improving a home’s chances to sell quickly and at a higher price often comes down to making smart improvements that catch the eyes of buyers.



HOW TO STAIN YOUR DECK

(NC) Your deck is the perfect place to enjoy your time as the weather gets warmer.

If it’s starting to look a little worn out, staining your wooden deck can help you breathe new life into your outdoor space. Here’s a step-by-step guide to help you get started.

CHOOSE THE RIGHT TIME

Sprinkle a small amount of water onto the deck. If it absorbs in less than 10 minutes, your deck needs urgent care. Choose a time of the year when the temperature is in the 10- to 30-degree Celsius range, and when no rain is in the forecast. It’s also best to avoid applying stain in direct sunlight if possible, working in sections as the sun moves across your deck.

PREPARE THE DECK

Inspect your deck for damage. Sand any splintered areas with 80-grit sandpaper or a belt sander and replace

any missing fasteners. You can also tighten any screws or hammer down nails that are sticking up. Sweep away dirt, dust and debris with a broom, and rinse your deck with water. You can also use a pressure washer on a light setting.

Next, use a deck cleaner product and a brush to deep clean the wood, and allow your deck to dry for two to three days before applying stain.

PICK THE BEST STAIN

Choosing the best deck stain for your project depends on a variety of factors unique to your deck. Look for a stain at your local hardware store, like The Home Depot, that’s made for your deck’s wood and matches your decking material. To keep your deck in great shape for longer, pick one that is designed to repel water and protect against UV rays.

You’ll get the best results by using an oil-based stain over a deck previously finished with oil-based stains and water-based stain over a deck previously finished with a water-based ones.

START WITH THE RAILINGS

Sweep your deck again to remove any debris that may have accumulated after deep-cleaning. Make sure to sweep the railings with a broom as well to remove any dust. Protect your siding, door trim and any other parts of the home with painter’s tape. Stir the stain thoroughly and transfer it to a paint tray to make things easier.

Begin staining your deck, working your way down from the highest points like posts and balusters. Use long, even strokes with your brush to ensure a consistent coating on your railings and try not to drip on the deck.

STAIN THE DECK BOARDS

Apply the stain to your deck using a brush about the width of your deck boards. Choose your starting and stopping points, like by your deck stairs or a back door to your home so you don’t block yourself into a corner, and work in one direction. Apply your stain in long, even strokes along the length of the deck boards.

Use a smaller paintbrush to apply stain in cracks and hard to reach corners. You can also touch up areas between boards this way. One coat is generally enough when staining your deck boards.

ALLOW THE STAIN TO DRY

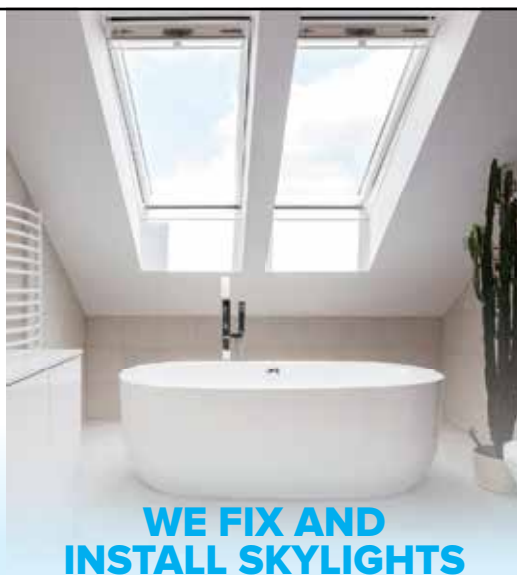
Let your stain dry for 24 to 48 hours before walking on your deck. Wait an extra day or two before putting heavy furniture back in to place.

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What's happening in the market?

- Are homes selling?
- Are buyers really waiting for interest rates to come down?
- What’s a buyer’s market or seller’s market?
- Why do some properties sell in competition while others sit on the market?

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Rental properties

There are more people renting houses than ever before. Many factors affect the reasons why people are choosing to rent over buying, however the most obvious is the cost of housing which is making home ownership unattainable for many.

This can provide a challenge as potential buyers may view those particular tenants as undesirable or problematic, and may decide against placing an offer on the home to avoid taking on a bad tenant.

A homeowner can ask a tenant to leave voluntarily if they themselves have decided to move into the home. The same is true for a buyer who wants to occupy the home.

If someone chooses this route, they must live in the dwelling for a minimum of one year to prove residency. Otherwise, there could be consequences.

Another option is called 'cash for keys.' In this scenario, a landlord can offer a tenant a one-time payout to vacate the premises. The idea is the payout will provide the tenant with funding so they can find another place to live.

Not every tenant will accept this offer. After several years of occupying a property, some tenants will be comfortable and consider the property to be 'home', making it difficult to ask them to leave.

A property owner can ask a tenant to vacate a property if there are going to be renovations that will make the house unlivable or unsafe while work is being carried out. However, this may not work to get rid of undesirable tenants.

Once the work is completed, a landlord must give those same tenants the first opportunity to move back in – and at the same rental agreement – before they offer the property to other potential tenants.

Most tenants pay their rent on time and take care of the property while they are living there.

However, some people are just bad tenants.

There are risks and challenges for both buyers and sellers when a rental property goes on the market.

Tenants have a right to a home just like everyone else. When buying or selling a rental property, you should be aware of all the legal rights of both tenants and landlords during a transaction period.

Being informed and aware will make your choice to buy or sell a rental property less stressful and give you the knowledge you require to make an informed decision.

Written by Brian Lockhart

Just coming up with a down payment in the current housing market can be very difficult.

Some people do not want to live in a confined area such as an apartment or condo, and choose to rent a house. This is especially true if they have children.

Whether you are a homeowner that is renting a house to tenant, or you are a potential buyer looking for an investment property, owning a house with tenants can provide some unique challenges.

Currently, there are a lot of rental properties on the market. Owners are selling rental properties for various reasons.

With an increase in interest rates and higher mortgage payments, some owners have decided it is just too expensive to own a second property and deal with the headaches that may come with having tenants. Others have decided it's time to cash out and enjoy the equity they have built in a property.

When you own a rental property, you have to be aware of the tenant's rights.

You can't evict a tenant when you decide to sell a property. Therefore, you must accommodate tenants when you work with your real estate agent to have showings. You must provide a written notice to a tenant 24 hours in advance, to ask them to vacate temporarily to allow a prospective buyer to view the home.

Sometimes tenants will simply ignore the request.

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - June			
	June, 2024	June, 2023	% Change
# of Active Listings	256	260	-1.54%
# of Sales	50	47	6.38%
Average Sale Price	\$1,064,554	\$1,022,565	4.11%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - June, 2024	Jan - June, 2023	% Change
# of Sales	227	210	8.10%
Average Sale Price	\$1,054,165	\$1,088,041	-3.11%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	256
Divided by Sales per Month	50
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.

June 2024 vs. June 2023

The number of active listings in Dufferin (excluding Orangeville) decreased by 1.54% in June 2024 over the same month in 2023. The number of homes sold increased by 3 homes or 6.38% in June 2024. Average sale prices increased by 4.11%.

Year to Date 2024 vs. Year to Date 2023

The number of homes sold in Dufferin (excluding Orangeville), year-to-date increased from 210 to 227, which is an increase of 8.10%. Average sale prices were down by 3.11%.



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

The Board fosters understanding and co-operation amongst the members resulting in enhanced professional services to the public.



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REAL ESTATE TEAM

FEATURE PROPERTY OF THE WEEK!

832 BOSTON MILLS RD., CALEDON

Step into this magical forest 10 acres of forest, nature trails and complete privacy. Abutting the Bruce Trail and enjoy the benefit of a property tax credit with the Credit Valley Conservation. Lovely 5 bedroom home with many renovations and updates and a unique set up to have a completely separate quarters for in-law, nanny, in home business. Amazing flex space. Self sufficient with private well and sewer and geothermal heating system. **Offering price \$2,499,000**

THE SUMMER SELLING SEASON IS SIZZLING....

Summertime means warmer weather, longer days, and more time spent outdoors. It also happens to be a great time to buy or sell real estate!

If you're considering a move this summer or fall, don't hesitate to reach out for a complimentary home evaluation.

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FINISHED FROM TOP TO BOTTOM ON 1.4 ACRES
Bungalow, 3+2 bedrooms, 4 baths, beautiful updated eat-in kitchen, open concept dining/living, main floor laundry, hot tub room & finished basement with 2 bedrooms, bath, kitchen & games area.
3.5 car garage, large deck, mature trees & concrete driveway.
41 PINE RIDGE ROAD, ERIN \$2,099,000



2 HOMES, BARN, PONDS, BEACH, TRAILS & VIEWS
2 storey main house, 4+1 bedrooms, 4 baths, finished walkout basement. 2nd home is original recently updated farm house with 4 bedrooms (great rental income). Relax by the inground pool or enjoy the beach shack with sand beach which becomes a skate pond in the winter. Million dollar views.
15316 MOUNT WOLFE ROAD, CALEDON \$4,999,000



CUSTOM HOME WITH POOL/STUDIO/CABANA & PRIVACY
2 storey board & batten with 5 bedrooms (main floor primary with 6 pc. ensuite), 3 baths, sunroom, great room, dining room & main floor office. Hot tub, cabana, water features & 3 car garage with space above. Geothermal heat, generator & 33 acres of extreme privacy.
713516 FIRST LINE, MONO \$2,694,000



GREAT LOCATION IN EXCLUSIVE LEGACY PINES DEVELOPMENT
Bungalow, 2+1 bedrooms, 4 bathroom, open concept living/kitchen, primary has large walk-in closet, updated 4 pc. ensuite with heated floors & walkout to patio. Finished basement with bath, rec room, bedroom, storage & cedar closet. 2 car garage, located on the 1st fairway.
5-14 ZIMMERMAN DR., CALEDON \$1,450,000



CLASSIC 4+1 BEDROOM BRICK HOME ON 66X165 FT. LOT
2 storey, 3 bathrooms, 16x30 ft. addition with basement, modern kitchen, hardwood floors on main level & main floor laundry. Recent upgrades: electrical system, steel roof & furnace.
Outdoors: double paved driveway & 3 tier deck. Great location to commute to work.
141 ELGIN STREET SOUTH, WEST GREY \$549,000



INVEST IN THE FUTURE WITH 87.37 ACRES OF FLAT PREMIUM FARMLAND
Corner lot with 2 road frontages, directly across the street from Laurelwoods Elementary School & diagonally across from The Township of Amaranth Town Hall & Municipal Park.
Currently zoned agricultural. Just minutes north of Orangeville.
284342 DUFFERIN COUNTY ROAD 10, AMARANTH \$2,888,800



POST & BEAM BUNGALOW ON A PRIVATE SLICE OF LAND
This country getaway features 3+1 bedrooms (2 main floor), 3 bathrooms, open concept living area with vaulted ceiling & gas fireplace & a finished basement. Multiple outbuildings including insulated, heated, detached workshop on 10 beautiful acres.
627450 15TH SIDEROAD, MULMUR \$1,649,999



BEAUTIFUL HOME ON 21 ACRES PLUS A SHOP/BARN
Bungalow with 3 bedrooms (primary has walk-in closet & ensuite), 3 baths, amazing kitchen with Carrara marble, open concept family/living area, formal dining room & part finished walkout basement. Covered deck, paved driveway, 2 car garage, 21.6 acres & a shop/barn for the horses or toys.
247515 5th SIDEROAD, MONO \$2,499,000



HOUSE ON 10 ACRES WITH MULTIPLE OUTBUILDINGS
Large farmhouse has been outfitted into 2 family units, main section with 3 bedrooms & 3 baths, 2nd section with 1 bedroom & 2 baths. Farm has paddocks, sand ring, 2 run-ins, chicken coups & massive shop/barn/garage. 2 mobile homes also on the property.
7327 5TH LINE, WELLINGTON NORTH \$1,999,999



MOVE IN READY PLUS AMAZING BACKYARD & WALKOUT BASEMENT
Bungalow, 3 bedrooms, 2 reno'd baths & basement rough in kitchen. Exterior has armour stone, steel roof, updated doors & windows, 2 car garage, 135x244 ft corner lot, inground pool, cement surround, deck & gazebo. Oversized driveway for plenty of parking, natural gas & municipal water.
53 CALEDON ST., ALTON \$1,349,000