

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
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LOCAL REALTORS celebrate the holidays by giving back to the community

Written by Brian Lockhart

RE/MAX partners with Senior Santa's Stocking Program

THE HOLIDAYS can be lonely for some people who don't have family or live a considerable distance from their relatives.

The staff at RE/MAX Real Estate Centre in Orangeville have partnered with the Senior Santa's Stocking Program to bring a little cheer to seniors in the region during the holidays.

RE/MAX sales representative Lorie Haddock's office is filled with donations that have been given by both private individuals and local businesses.

Along with Lorie, Julie Evason, who runs the Senior Santa's Stocking Program, have been working hard to organize the program and get ready for deliveries to both people in local retirement homes as well as those living on their own.

In the same plaza as RE/MAX, Divinity & Co Hair Studio, have been collecting pyjamas to add to the growing pile of donations.

"We really couldn't do this without our sponsors or the community," Lorie said. "There are a lot of people that have no family and really need things. Caregivers will contact us and let us know what their desperate needs are. People will adopt a senior if they need coats or hats or mittens. We have someone who makes us 1000 homemade Christmas cards every year - they're beautiful. The seniors really look forward to it. When we go to the homes to deliver, they are all waiting for us."

The stockings have a variety of items that people will need including hygiene products as well as treats like different candies.

"A lot of seniors are in the homes and are without family or their family lives elsewhere," Julie explained.



The RE/MAX Real Estate Centre in Orangeville has partnered with the Senior Santa's Stocking Program to provide local seniors with essential items they need. Lorie Haddock, from RE/MAX, meets with Junio Evason of the Senior Santa's Stocking Program, and Rina, Marie, Sherry, and Diane from Divinity & Co Hair Studio to gather more donations. The Studio has been receiving donations of pyjamas that will be delivered with the stockings this Christmas.

"Some people just don't have the money to purchase the essentials that they need. We have some really good sponsors. We've been doing this for 15 years so many of the sponsors have helped us as long as the program has been going. We collect the essentials like body wash, shampoo, candy, cookies, socks, mittens, and hats."

The volunteers sort through the donations to make sure everything is appropriate before delivery. Some items aren't allowed due to safety reasons.

"It's a great program and it's a lot of work," Lorie said. "We have a lot of hurdles to overcome on some days. Nursing homes trust us. They know that we go out of our way to make sure that we've taken all the stuff they need."

When the stockings are delivered, they fill the needs of local senior residents as well as provide some holiday cheer.

The Chris Richie Group continues tradition of Christmas giving

AS THE CHRISTMAS SEASON approaches, realtors around the province continue with the tradition of giving back to the community in various ways to make someone's holiday season a little brighter.

At RE/MAX in the Hills Inc. Brokerage, the team is again involved in various functions that benefit local residents.

RE/MAX in the Hills always does something special during the holidays to support the community that relies on them to help clients navigate through real estate transactions.

This year, the team is working with Caledon Community Services.

"They do a toy drive and a food drive," explained RE/MAX in the Hills Broker of Record, Sean Anderson. "Instead of doing a company Kris Kringle type of event, what we would give to each other, we donate to that instead. We were a drop-off place, however COVID put an end to that. Now, we ourselves shop for kids or make a cash donation."



The team also represents "The Coldest Night of the Year". This is a nationwide initiative that raises funds in support of local charities - notably those that help people who are experiencing hunger or homelessness.

The Coldest Night of the Year, holds a walk in the middle of winter to remind everyone of the harsh realities some people face when having to walk in the freezing weather to get food, or the challenge they face when homeless.

"During the Coldest Night initiative, we raise money for people who are suffering, whether it's homelessness, needing shelter, or are hungry," Sean explained. "It's a national event that happens all over the country. We set up a comfort station at the event to help people who are actually walking to get a break from the cold. We cheer them on and supply hot chocolate and refreshments. They can warm up and carry on with their work. We support the one in Caledon East. We set up on one of the two walking tracks. It supports all sorts of charities"

As the holiday season approaches, realtors around the region take the time to engage the public and support causes that reflect the tradition of the season of giving.

At RE/MAX in the Hills, the team has a tradition of being involved in the community, especially during the Christmas season, as a way of thanking local residents for their support throughout the year.



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7 ways to organize and store Holiday decorations



Decorating a home for holidays is quite popular. According to Time2Play, which surveyed 1,000 Canadians about their holiday decorating habits, Manitoba puts up Christmas decor earlier than any other province, with these residents taking out decorations 4.3 weeks ahead of Christmas Day on average.

With so many avid holiday decorators, individuals will need to find ways to organize and store their seasonal items. Holiday decor comes in many different sizes — from the smallest tree ornaments to illuminated statues for the yard or inflatable items. Figuring out a storage plan can take a little effort. These seven tips can help.

1 Purchase clear, similarly sized storage bins and shelving racks, hanging them where you plan to keep the decorations. Most people prefer an out-of-the-way spot, such as in the garage, attic or basement. Label each bin by holiday and put the bins in chronological order to make finding items more convenient. Uniform bin sizes make it easier to stack and store.

2 Store smaller items inside larger decor items. Decorative baskets or wrapped boxes brought out for Christmas or Chanukah are ideal places to keep smaller tchotchkes like ceramics, dreidels, candlestick holders, or mantel hooks. Delicate items can be tucked into Christmas stockings or wrapped and stored in a fluffy tree skirt. Egg cartons can be used to keep small items safe as well.

3 Label everything so you will not need to dig through boxes or bins to know what is inside. This might be a good year to ask for a label maker for the holidays!

4 Use overhead or wall storage for holiday decor. Overhead spaces in the garage or basement walls can be good spaces to keep holiday decorations. Always keep bins and boxes off the floor so they are not vulnerable to damage related to leaks or floods.

5 Garment bags can protect larger decorations, such as wreaths, artificial trees or signs. If you have a large number of mechanical, illuminated or inflatable lawn ornaments, consider investing in a small shed where these items can be safely kept. Wrap the extension cords and any bracing stakes or strings used with the decorations so it's easy to find.

6 Utilize pieces of cardboard as well as toilet paper or paper towel tubes to keep lights and wires tidy. Tuck cords into the toilet paper tubes, and wrap lights around the cardboard to avoid tangles.

7 Each year, take inventory of your decoration collection and toss out anything that is damaged or has seen better days.

Storing holiday decorations will take some time, but once you establish a system, things will be simple year after year.



No one has ever become poor by giving.

— Anne Frank

No act of kindness, no matter how small, is ever wasted.

— Aesop

You have not lived today until you have done something for someone who can never repay you.

— John Bunyan

The Power of Giving

At Rock Capital, we use all of our events to give back to various charities. The biggest is Make-A-Wish. This year we proudly gave to various food banks, hospitals, first responder associations, and relief organizations. I personally believe that charity is a key part of budgeting both personally and corporately. We live in an amazing country where we are abundantly blessed. I encourage everyone to look at all the great things in your life and business, and strive to reach out and help where you feel you can.

Let us make 2025 a year of giving, and together, let's create a brighter future for all.

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Maximize outdoor spaces this holiday season

The holiday season comes at a time when the weather can be anywhere from cool to frigid. But even if the weather outside is somewhat frightful, holiday entertaining in outdoor spaces can still be delightful. Making the most of outdoor spaces during the holidays and the rest of the winter can enable guests to spread out, which should make things more comfortable for them. With that goal in mind, the following are some tips for putting outdoor areas to good use when hosting loved ones this holiday season.

• DECORATE FIRST

An easy way to make outdoor entertaining spaces more welcoming is to coordinate the decor with the interior of the home. Greenery wrapped with lights around railings and fencing can create the perfect ambiance. Candles, wreaths and small, decorated Christmas trees can finish the effect.

• CONSIDER A FIRE OR HEATING ELEMENT

Unless you live in a temperate climate, you'll need some way to keep guests warm. Center the outdoor entertaining space around a fire pit, outdoor fire-

place or an outdoor heater. Make sure to illuminate the outdoor area so that guests can find their way around with ease.

• HOST AN EARLY GATHERING

The sun sets early in fall and winter, so it may not only get colder, but also darker at a time when guests typically arrive. Think about moving up the start time of your holiday event if you'll be having an outdoor area, so guests can see one another and stay a little warmer.

• USE THE GRILL

Keep foods warm by using the grill or an outdoor griddle; otherwise, set up the food buffet-style inside so guests can make their plates and gravitate where they feel comfortable.

• PROVIDE BLANKETS OR FLEECE

In addition to warming elements around your entertaining space, stock a large basket with cozy throws, blankets or fleece jackets that guests can use to warm up. Hats and scarves also may be appreciated.

• INVEST IN WATERPROOF FURNITURE

Upgrade your exterior seating with plush outdoor couches and lounges that are decked out in weather-resistant fabrics. Make them more comfortable with throw pillows that coordinate with a holiday entertaining theme.

• SET UP TWO DRINK STATIONS

Set up beverages both inside and outside the home so guests can easily refill their drinks wherever they are relaxing. Think about having some warm drinks outside, such as mulled cider or hot chocolate, so guests can be warmed from the inside as well.

• USE A WIRELESS SPEAKER

A Bluetooth-enabled wireless speaker placed outside allows guests to listen to holiday tunes while they are enjoying themselves.

Using well-equipped outdoor areas for entertaining can expand the possibilities and guest list for holiday gatherings.

The search for Canada's Kindest Community

(NC) The holiday spirit is upon us with many Canadians performing acts of kindness in their community, like sharing a meal with a neighbour or volunteering at a shelter.

Acts like these are being recognized as part of the Coca-Cola Holiday Caravan and a new program in search of Canada's Kindest Community.

The company's Todd Parsons shares more details: "We are excited to launch Canada's Kindest Community as part of our iconic Holiday Caravan, which was born from an opportunity to spread optimism and share moments of joy in the locations where we operate.

"We are conducting a nationwide search to identify, celebrate and reward acts of kindness by inviting people to share what they or others have done to make life a little kinder. The community with the most acts will receive a \$50,000 donation to support a local charity."

To find a stop near you or to share your kindness story, visit coke.ca/holiday.

www.newscanada.com



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Cheryl Robb, Sales Representative

Twas the Night Before Listing
written by Cheryl Robb

*Twass the night before listing and all through the house,
This place is a mess... exclaimed the spouse.
The beds were not made and the floor hadn't been swept,
We knew we needed help but didn't know who to get.*

*Then what to our wondering eyes should appear...
Our trusted realtor and her selling gear.
She'll get things in motion, she'll make them right
She'll help make this house a sparkling sight.*

*On stager, on painter, on cleaner and all,
They'll make this house spiffy from wall to wall.
From the top of the house to the basement floor,
They will get this house ready for sale once more.*

*Her eyes how they twinkled, her smile how merry.
She worked and she worked like a Christmas fairy.
She guided the team as they worked with care,
And got the house ready for sale with a flair.*

*Our family was grateful, the sold sign did appear,
And we all celebrated with loads of good cheer.
As our realtor set off we heard her exhale,
'Merry Christmas to all and to all a successful sale!'*

*Season's Greetings
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*May your holidays be filled
with joy, laughter, and cherished
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prosperous New Year!*

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MARKET UPDATE

Orangeville Statistics - November

	November, 2024	November, 2023	% Change
# of Active Listings	112	76	47.37%
# of Homes Listed	77	72	6.94%
# of Sales	39	37	5.41%
List Price vs. Sale Price Ratio	99%	97%	2.06%
Average Days on Market	36	31	16.13%
Average Sale Price (all types)	\$736,994	\$784,578	-6.06%
Detached	\$818,859	\$917,314	-10.73%
Semi-Detached	\$701,417	\$614,813	14.09%
Freehold Townhouse	\$699,643	\$783,333	-10.68%

Orangeville Statistics - Year to Date

	Jan - November, 2024	Jan - November, 2023	% Change
# of Homes Listed	886	731	21.20%
# of Sales	405	389	4.11%
List Price vs. Sale Price Ratio	98%	99%	-1.01%
Average Days on Market	28	19	47.37%
Average Sale Price (all types)	\$809,192	\$827,145	-2.17%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	112
Divided by Sales per Month	39
Months of Inventory	2.9

There is currently 2.9 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

Dufferin Statistics (excluding Orangeville) - November

	November, 2024	November, 2023	% Change
# of Active Listings	266	216	23.15%
# of Sales	35	25	40.00%
Average Sale Price	\$1,279,564	\$1,134,468	12.79%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - November, 2024	Jan - November, 2023	% Change
# of Sales	395	382	3.40%
Average Sale Price	\$1,073,497	\$1,081,781	-0.77%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	266
Divided by Sales per Month	35
Months of Inventory	7.6

There is currently 7.6 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

Peel - Caledon Statistics - November

	November, 2024	November, 2023	% Change
# of Active Listings	347	286	21.33%
# of Homes Listed	162	147	10.20%
# of Sales	77	49	57.14%
List Price vs. Sale Price Ratio	96%	94%	2.13%
Average Days on Market	38	28	35.71%
Average Sale Price	\$1,474,593	\$1,506,143	-2.09%

Peel - Caledon Statistics - Year to Date

	Jan - November, 2024	Jan - November, 2023	% Change
# of Homes Listed	2,265	2,005	12.97%
# of Sales	792	720	10.00%
List Price vs. Sale Price Ratio	95%	97%	-2.06%
Average Days on Market	29	24	20.83%
Average Sale Price	\$1,345,772	\$1,396,607	-3.64%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	347
Divided by Sales per Month	77
Months of Inventory	4.5

There is currently 4.5 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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4 popular wine varieties and the foods that go with them



Ingredients and culinary skills are not the only components that can bring out the flavour in a delicious meal.

Wine can serve as the perfect complement to a meal, particularly when individuals identify which varieties go well with certain foods.

Wine lists can sometimes be intimidating when dining at establishments known for their extensive offerings. In such instances, diners can ask servers for recommendations, as many restaurants teach staff about which wines go well with the various dishes on their menus. But diners also can learn which wines pair best with certain types of food, a process that can be both enjoyable and illuminating. The following are four popular wine styles, their flavour profiles and foods that go well with them.

1 PINOT NOIR

Pinot Noir is a popular style of wine that can be found on the red wine list at many establishments. Wine Folly notes that Pinot Noir is a dry, light-bodied red that has a very fruity, floral taste. Wine Folly notes that a Pinot Noir typically pairs well with chicken, pork, veal, duck, or cured meat.

2 CABERNET SAUVIGNON

Wine.com reports that Cabernet Sauvignon is the most planted and popular red wine grape in the world. A Cabernet Sauvignon is full-bodied and tends to be higher in alcohol by volume (ABV) than other styles, which is something diners should keep in mind. Wine Folly indicates lamb, beef and smoked meats pair well with Cabernet Sauvignon.

3 CHARDONNAY

Chardonnay is widely considered the most popular white wine in the world. In fact, WineInsiders.com reports that almost every wine region around the world grows the variety of grapes necessary to make Chardonnay. Wine Folly indicates Chardonnay boasts a yellow citrus fruit taste that can be akin to banana or pineapple and often features a touch of

butterscotch, vanilla or toasted caramel. Chardonnay pairs well with seafood like lobster, crab and shrimp, but also goes well with chicken and pork.

4 SAUVIGNON BLANC

Sauvignon Blanc is another white wine that boasts a fruity flavour profile. The profile of Sauvignon Blanc calls to mind exotic fruits like honeydew melon and kiwi. Sauvignon Blanc is considered a light- to medium-bodied white wine, and Wine Folly reports that it goes well with fish, chicken, pork, and veal. In addition, Sauvignon Blanc pairs well with various ethnic cuisines, including Mexican, Vietnamese and French dishes.

How to host a New Year's brunch

New Year's Day unofficially marks the end of the holiday season. After the turkey and trimmings of Thanksgiving and the gifts galore of Christmas and Chanukah, New Year's presents one final chance to toast to fun and fortune.

Chances are good that after an evening of ringing in the New Year and dancing until dawn, most people sleep in and catch up on a few extra hours sleep on January 1. Breakfast may come and go before tired revellers are ready to greet the day. That is what makes brunch so popular on January 1.

Brunch is a meal eaten in the late morning or early afternoon — generally between the hours of 10 a.m. and 1 p.m. It consists of a blend of breakfast and lunch foods. Historical evidence suggests that brunch originated in the British upper classes in the late 19th century. Many upper-class people gave servants partial or full days off on Sundays.

Staff would set out buffet spreads in the morning before leaving, enabling homeowners to graze among breakfast and lunch items.

It may be challenging to compete with the excitement of New Year's Eve, but a New Year's Day brunch can be just as memorable, especially when planning is a priority.

• SEND INVITATIONS EARLY ON

The holiday season is a busy time and people often commit to invitations early on. If you want to host certain guests at the brunch, send out those invitations several weeks in advance.

• KEEP IT INTIMATE

Individuals will be feeling the effects of a late night of partying and it's likely you will be as well. Make things easier on yourself by keeping the guest list on the small side. In turn,

there will be less food required and perhaps less mess to clean up afterward.

• SERVE FAMILIAR FOODS

Brunch combines the best of breakfast and lunch. Guests will be expecting some of the standards, including omelettes, French toast, bagels, deli meats, and salads. If you want to get creative, change up these recipes in subtle ways, such as serving French toast stick dippers with a warm maple-caramel dipping sauce or bite-sized omelettes baked in small ramekins.

• KEEP THE COFFEE FLOWING

Coffee, teas and hot chocolate are great at brunch. It's easier to recover from New Year's Eve overindulgence with a warm jolt of caffeine. Set up a nice beverage bar, and be sure to include other drinks that enable guests to rehydrate after a night of revelry.



• KEEP IT SIMPLE

Soft music and nice conversation may be all that's needed to entertain during a New Year's brunch. Another low-key option is to queue up a light-hearted movie or play a relatively easy trivia game.

New Year's brunches can close the door on another successful holiday season with a relaxing afternoon spent in the company of family and friends.



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THE ROSE PERDUE TEAM

A Time For Reflection

As we near the end of 2024, we find ourselves extremely proud of the value and commitment we provided to our clients this year.

For those who continue to advocate on our behalf by sharing our name to family, friends and colleagues - YOU are appreciated!

The relationships we have amongst our community and clients is truly an honour!

We look forward to being counted on for step-by-step advice on buying and selling properties in order for your 2025 real estate dreams to come true.

Wishing everyone good health, laughter and joy - ALWAYS!

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284342 DUFFERIN COUNTY ROAD 10, AMARANTH \$2,688,000



4 BEDROOM HOME WITH AN ELEVATOR & 2ND KITCHEN

Primary features walk-in closet & 4 pc ensuite. 2nd bedroom has a 3 pc ensuite. Formal dining room, family room with fireplace & hardwood flooring, updated eat-in kitchen with granite tops. Finished lower level with rec room, wet bar, fireplace, cedar closet, 2 cantinas, bath & 2nd kitchen. Equipped with an elevator that stops at all levels, including the garage.

30x266 ft pie-shaped lot. Backyard includes a pergola, perennial & veg gardens, interlock patio & garden shed.
275 TRITON AVE., VAUGHAN \$1,799,000



52 STUNNING ACRES OF LAND IN CALEDON WITH 2 HOMES

Million dollar views, 3 ponds & forest! 2 homes, not to mention the most unique barn/workshop! Main house: 2 storey, 4+1 bedrooms, 4 baths, red brick estate home with country kitchen, main floor office, open living to dining room with fireplace, extra family room & finished basement with a walkout to the inground pool. Original farmhouse has been recently renovated & is now a 4 bedroom guest house. Barn with 1000 sq. ft. addition & features a basketball half court, bar, loft space & bathroom. Just outside Bolton & 30 minutes to Toronto.

15316 MOUNT WOLFE ROAD, CALEDON \$4,499,000



BUILD YOUR DREAM HOME ON 25 ACRES OF BEAUTIFUL LAND

Midway between The Devils Pulpit & The Paintbrush-Canada's exclusive golf clubs. 30 mins to the Airport-Explore the Mars-like Badlands as you cruise to local craft breweries! Private lot with trails & meadows etched out of the forest. Hike Bruce Trail, Caledon Rail Trail, ski at Caledon Ski Club, Caledon East is nearby for shopping & rec centre, public school minutes away & in the boundaries of Mayfield Secondary School for the Arts.

LOT 11 ESCARPMENT SIDEROAD, CALEDON \$2,895,000



21 ACRES WITH BEAUTIFUL CUSTOM HOME & WORKSHOP

Estate bungalow, undergone a transformation-designer kitchen with Carrara marble island open to family room & stone fireplace as well as living room with 9ft ceilings, hardwood floors & 20 ft dormers in the kitchen & dining room. Walkout basement has 2 staircases & would be a perfect nanny suite with 3 pc bath & laundry. Covered deck, paved driveway, drive shed; a home for horses or a work/storage space. Trails cut around the perimeter & through the meadow. Natural gas & high speed fiber recently available. Close to Orangeville & 45 minutes to the airport.

247515 5th SIDEROAD, MONO \$2,499,000