

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
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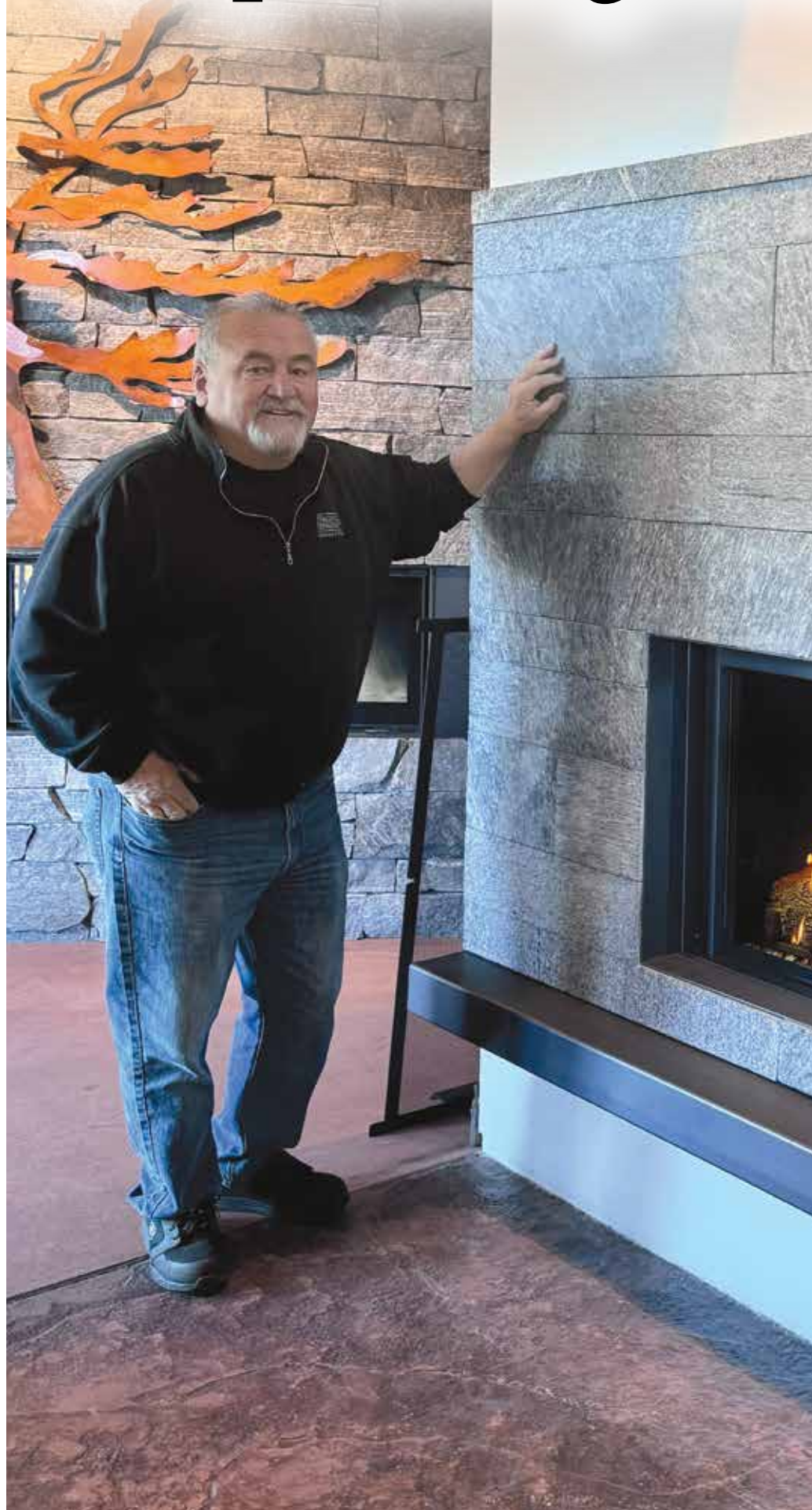
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THE FIREPLACE STOP

Expanding to serve you better



From Schomberg to Seguin, The Fireplace Stop's story is one of family, fire, and full-circle moments.

Founded by Andy Leonard in 1987, The Fireplace Stop opened its doors at the northwest corner of Highways 9 and 27 in Schomberg in 1990 — where it proudly stands today.

Now, nearly four decades later, Andy and his family have come full circle, taking over the Fireplace & Leisure Centre in Seguin, Ontario, just one kilometre from Parry Sound — the very place where Andy grew up.

When the opportunity arose to take over the Seguin location, Andy says it felt like the perfect fit, both personally and professionally.

"It's like going home," he said.

The Fireplace Stop has long served customers throughout Muskoka, Parry Sound, and the surrounding regions. With the addition of the Seguin location, the team can now serve the community better than ever.

For Andy, returning to his roots not only strengthens their local connections but also extends the company's reach and service capacity. While they've always supported customers in cottage country, the new location now gives people a place to visit in person — to explore, ask questions, and find the perfect fit for their "firespace."

Andy emphasizes that the move isn't about starting over, but about carrying forward the legacy they've built over nearly 40 years in the hearth industry.

Family is at the heart of The Fireplace Stop. Andy works alongside his three children, and the rest of the team feels just as close — with many employees having been part of the business for decades.

"We're all about our customers," he said.

As a proud Canadian, family-owned and operated business, The Fireplace Stop treats both staff and customers like lifelong friends — and in many cases, they truly are. Andy says he knows nearly everyone who walks through the doors.

"We value the communities we serve," he says. "For us, it's not just about keeping the doors open — it's about understanding our customers' needs and of-

fering products and services that meet or exceed their expectations."

The Fireplace Stop is known for its personalized service and commitment to customer satisfaction on every project. In cottage country, their services are now more accessible than ever — even for properties that require snowmobile or water access.

Every installation is completed with the best materials available, backed by almost 40 years of hands-on experience. Both locations offer top-brand fireplaces, grills, and outdoor kitchens, while the Seguin store also carries proudly Canadian, Beachcomber hot tubs.

Despite the distance between their two locations, both share the same values, service standards, and dedication to excellence.

...We're expanding to meet people where they are...

The Fireplace Stop continues to evolve — keeping pace with industry trends and technological advances. Andy says the industry changes almost by the minute, and that's what keeps it exciting.

Whether through ongoing factory training, product seminars, or major industry events like the HPBExpo, The Fireplace Stop remains committed to staying ahead — ensuring customers always have access to the newest, most innovative, and most reliable products for their homes and cottages.

At The Fireplace Stop, innovation meets tradition, and their family values fuel every flame.

Located at The Fireplace Stop Home Comfort Centres, 6048 Highway 9, Schomberg, 905-939-8758, www.fireplacestop.com or Fireplace & Leisure Centre, 90 Oastler Park Drive, Seguin, 705-746-6800, www.fplc.ca.

Written by Riley Murphy and Andrew Leonard



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BUDGET-FRIENDLY DINING ROOM RENOVATION IDEAS

Dining rooms can get lost in the home renovation shuffle, as many homeowners tend to focus on renovating kitchens and bathrooms instead. Homeowners do not have to invest a lot of money in renovations to give their dining spaces awe-inspiring makeovers.

Here's how to do so on a budget.

• **LIGHTEN AND BRIGHTEN:** Dining rooms were once very formal spaces. Dark woods, large pieces of furniture, over-the-top chandeliers, and other details could be found in many homes. But now that houses are being built with open floor plans, dining rooms can blend with other spaces, which have moved to lighter-coloured walls, flooring and furniture. A fresh coat of vibrant paint can work wonders and it doesn't cost much. If you can't remove a floor, cover it with a brightly coloured area rug.

• **SWITCH THINGS UP WITH SLIPCOVERS:** Slipcovers can be changed each season to dramatically alter the look of a dining room for little investment. Slipcovers also protect chairs and can be easily laundered after spills.

• **ADD FLOATING SHELVING:** Floating shelves provide much-needed storage or display space without the need to invest in another piece of furniture. Depending on the shelving, they can work in modern design schemes or even farmhouse dining spaces.

• **CLEAR OUT THE CLUTTER:** It might be time to say "so long" to that large curio cabinet and the knickknacks within it. Curio and china cabinets used to be de rigueur, but plenty of people now prefer more open and airy dining rooms. For those who want to keep the cabinet, try decluttering inside to only include the very best display pieces and see if the cabinet can be refinished with paint or a lightly coloured stain.

• **IMPROVE LIGHTING:** Make the chandelier the statement piece of the space. Go for a bold colour or an innovative design. Then add accessories throughout the space that coordinate with the chandelier.

• **ADD BENCH SEATING:** Those who need additional seating may not have to get entirely new furniture. Swap out some chairs for benches, which can fit a couple more guests than chairs.

• **CREATE DEPTH WITH COLOUR:** HGTV says that using various shades of the same colour in a space can add depth. Coordinate drapes, walls, seat fabrics, and accessories for a cohesive design.

Renovating a dining room doesn't require a large investment of time and money. A few simple steps can give dining spaces a whole new feel without busting homeowners' budgets.

How growing families can create more space

Many people will admit that home ownership tops their lists of long-term goals.

Finding a home that is affordable may require moving into what many real estate agents bill as a "starter home." But the arrival of a child, and then more children thereafter, could make a home that was perfectly functional for two or three feel too close for comfort.

Anyone who would like to raise a family in the future might want to consider certain factors when choosing a residence or designing living spaces. A home that can grow with life changes can truly be a forever home. The following strategies can expand space when a family grows.

• **DECLUTTER:** It is important to go through belongings regularly and remove anything that is no longer needed. This can be the first step to free up physical space in a room or the home in general. Donate any items that still have utility.

• **REASSESS YOUR EXISTING STORAGE:** Look at different ways to maximize existing storage. Utilizing vertical space is one way to do so, so an investment in shelves, hooks and storage systems that maximize space in an upward direction can get items off the floor. Make use of storage under the stairs or in eaves. Loft beds with open space underneath are great for children's rooms because they maximize floor area.

• **THINK ABOUT TOY STORAGE:** Children love to play with toys, and once kids are in a home, toys will accumulate quite quickly. Have a plan for keeping toys neat and stowed away when not in use. Under-the-bed storage, toy armoires (that are secured to the wall) and furniture that can double as storage, such as storage ottomans, are ideal.

• **REVAMP A CLOSET:** Although closet space may be at a premium, particularly in older homes, a closet can be turned into a nook to hold a desk for a homework station or remote office space. Compact and organized, it's easy to hide away when not in use by closing the door.



• **UTILIZE ROOM DIVIDERS:** Open floor plans have been the norm for some time. But at some point as a family grows, privacy and multi-functional spaces may be needed. It can be costly to put up permanent walls, but bookcases or pieces of tall furniture can be used as room dividers to cordon off areas as specific spaces, like a child's play area.

• **CONVERT A BASEMENT OR GARAGE:** Garages and basements have a reputation for being catch-alls for storage boxes and holiday decorations. However, such rooms have plenty of potential as functional living spaces. Invest in transforming a garage or basement into a room that can grow with the family. At first it may be a play area for young kids. Afterwards, it

can be a gaming or homework hangout. As children grow older, spaces can be converted to a family media room. Having this extra space can free up room in the rest of the house so people can enjoy alone time when they need it.

• **MAXIMIZE OUTDOOR SPACE:** A yard or another outdoor space can add valuable square footage to a home. A covered patio or deck can make the outdoor areas more usable throughout the year and zones can be created for family meals, play and relaxation.

A family home will need more space as the years go on, and homeowners should keep that in mind when making renovations or choosing a property.

Happy New Year!

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Expenses to expect upon buying a HOME

Homeownership is often characterized as a fulfillment of a dream. Indeed, many homeowners feel their ability to buy a home is a reflection of their discipline and commitment to saving money. That discipline and dedication can set homeowners up for long-term financial health, providing a unique sense of security along the way. First-time home buyers may not know what to expect upon buying a home, and since each home is unique, it's impossible for even long-time homeowners to say with certainty exactly how things will unfold once those new to home ownership get the keys to their first house. Various expenses might be the only common variable when it comes to homeownership, and some of those expenses may surprise first-time buyers. With that in mind, the following are some expenses first-time buyers can expect once their offers are accepted.

DOWN PAYMENT

Conventional wisdom long suggested home buyers should submit a down payment of at least 20 percent of the overall purchase price upon buying a home. Buyers who want to follow that advice would need a down payment of \$80,000 when buying a \$400,000 home. But many home buyers now submit down payments considerably less than 20 percent, particularly in the modern real estate market, which is characterized by high prices and low inventory. The lower the down payment, the higher your monthly mortgage payment will be, so it's best to save as much as possible toward a down payment.

PRIMARY MORTGAGE INSURANCE (PMI)

Buyers who cannot come up with a down payment of 20 percent or more will have to pay for primary mortgage insurance, which is typically a set fee that is

incorporated into the mortgage payment each month. PMI fees are typically waived once the balance on the mortgage reaches 79 percent or less of the purchase price, though some lenders may waive PMI prior to that if the value of the home increases considerably before the loan balance reaches the predetermined marker.

CLOSING COSTS

The amount of closing costs varies widely depending on a host of variables, but Bankrate.com notes it's not uncommon for these costs to come in at somewhere between 2 and 5 percent of the loan principal. Closing costs must be paid no later than when the sale becomes official and buyers sign on the (many) dotted lines. Application and credit fees, title fees, underwriting fees, appraisal fees, and transfer tax are among the various fees that fall under the umbrella of closing costs.

MOVING

It's also important that first-time home buyers budget for moving costs. Moving costs vary and may depend on how much buyers already own and how far they're moving. The home renovation experts at Angi estimate that local moves typically cost somewhere between \$883 and \$2,568, while long-distance moves may run buyers anywhere from \$2,700 to \$10,000 or more.

These costs are some of the upfront fees aspiring homeowners can expect when buying a home. Long-term costs, including homeowners' insurance (which is separate from PMI), property taxes, homeowners' association fees, and maintenance are some additional expenses buyers can plan for as they try to determine their home buying budgets.

MARKET UPDATE

Orangeville Statistics - December

	December, 2025	December, 2024	% Change
# of Active Listings	89	87	2.30%
# of Homes Listed	27	27	0.00%
# of Sales	15	14	7.14%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	55	30	83.33%
Average Sale Price (all types)	\$733,827	\$758,643	-3.27%
Detached	\$782,090	\$896,192	-12.73%
Semi-Detached	\$487,500	\$728,500	-33.08%
Freehold Townhouse	\$714,500	\$725,000	-1.45%

Orangeville Statistics - Year to Date

	Jan - December, 2025	Jan - December, 2024	% Change
# of Homes Listed	914	916	-0.22%
# of Sales	372	419	-11.22%
List Price vs. Sale Price Ratio	98%	98%	0.00%
Average Days on Market	36	28	28.57%
Average Sale Price	\$788,101	\$807,503	-2.40%
Detached	\$737,112	\$753,519	-2.18%
Semi-Detached	\$648,241	\$700,930	-7.52%
Freehold Townhouse	\$705,380	\$723,843	-2.55%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	89
Divided by Sales per Month	15
Months of Inventory	5.9

There is currently 5.9 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

Peel - Caledon Statistics - December

	December, 2025	December, 2024	% Change
# of Active Listings	287	256	12.11%
# of Homes Listed	79	69	14.49%
# of Sales	43	42	2.38%
List Price vs. Sale Price Ratio	95%	97%	-2.06%
Average Days on Market	47	32	46.88%
Average Sale Price	\$1,101,707	\$1,232,940	-10.64%

Peel - Caledon Statistics - Year to Date

	Jan - December, 2025	Jan - December, 2024	% Change
# of Homes Listed	2,699	2,237	20.65%
# of Sales	726	834	-12.95%
List Price vs. Sale Price Ratio	96%	95%	1.05%
Average Days on Market	31	30	3.33%
Average Sale Price	\$1,247,614	\$1,340,090	-6.90%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	287
Divided by Sales per Month	43
Months of Inventory	6.7

There is currently 6.7 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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AREAS WE SERVE

Members of the Orangeville & District Real Estate primarily serve, but are not limited to, the following areas: all of Dufferin County which is comprised of the rural townships of Amaranth, East Garafraxa, East Luther, Melancthon, Mono, and Mulmur as well as the communities of Grand Valley, Orangeville and Shelburne. The members also serve the Township of Adjala, the Town of Caledon and the Township of Erin.

Buyers and sellers need to be realistic when making an offer or selling

The frenzied housing market of a few years ago saw a sudden and dramatic price increase in homes around the region.

WHILE MANY SELLERS took advantage of the opportunity and placed their homes on the market hoping to get a large payoff, others were more cautious or simply did not have a reason to sell or move at that time.

Even though selling may have produced a good profit for some homeowners, everyone needs a place to live. This resulted in many homeowners moving to places with lower housing prices.

In some cases, this meant moving to another province. The continued upward movement of housing prices couldn't continue on that type of trajectory and the market reached a place where things began to level off.

After a cooling period, the market began to see housing prices drop. This occurred across the province.

The drop in prices wasn't huge, but it meant that prices were becoming a little more realistic.

Over the past 12 months, the market has been robust with a lot of transactions.

However, not everyone has approached the market with realistic expectations.

After seeing what their neighbours achieved by selling their homes just a few years ago, some sellers believed they could still put a hefty price tag on their home and attract buyers.

The shift in the market meant the potential buyers would not be placing offers today, which were common a few years ago.

This left many sellers frustrated and disappointed.

While some sellers acquiesced and, on the advice of their realtor, adjusted their selling price to better reflect

the current market, others were reluctant to reduce their selling price.

This resulted in offers drying up as educated consumers were well aware of the current market and trending prices across the region.

On the other side of the equation, some buyers took the downturn in the market to mean they could make a low-ball offer on a home and succeed.

This also did not work well for someone trying to buy property.

While prices have gone down, the market trend was not extreme and did not see prices drop all that much.

Some buyers were making unrealistic offers on properties thinking that desperate home owners would take the offer just to get a sale.

However, homeowners weren't about to sell their property for a price that was well below market value.

Potential buyers had to re-think their offer on a property and base that offer on current market trends.

After a year of this type of unreasonable strategy by both sellers and buyers, things seemed to have settled down and negotiations are back on track so both buyers and sellers have a good idea of property values in the current market.

This current balance of knowledge has helped many people go ahead with a successful real estate transaction.

This is where having a trusted and knowledgeable real estate agent will help you make informed decisions, whether you are buying or selling a property.

A professional realtor knows the current market trends and can advise you on what will be a proper offer or selling price based on the home, the neighbourhood, and everything that affects property values.

Being an informed consumer will help you achieve your real estate goals with minimum stress and a better chance of success.

-Written by Brian Lockhart



Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - December

	December, 2025	December, 2024	% Change
# of Active Listings	205	175	17.14%
# of Sales	24	33	-27.27%
Average Sale Price	\$1,029,583	\$1,009,021	2.04%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - December, 2025	Jan - December 2024	% Change
# of Sales	356	428	-16.82%
Average Sale Price	\$1,040,012	\$1,068,526	-2.67%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	205
Divided by Sales per Month	24
Months of Inventory	8.5

There is currently 8.5 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

December 2025 vs. December 2024

The number of active listings in Dufferin (excluding Orangeville) increased by 17.14% in December 2025 over the same month in 2024. The number of homes sold decreased by 9 homes or 27.27% in December 2025. Average sale prices increased by 2.04%.

Year to Date 2025 vs. Year to Date 2024

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 428 to 356, which is a decrease of 16.82%. Average sale prices were down by 2.67%.



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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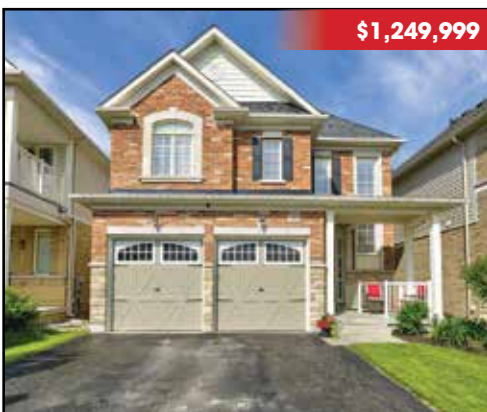
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SCAN FOR MORE INFO

DIY your way to a safer, warmer winter

(NC) Winter prep is important for keeping your home and family safe through the season, but it doesn't have to be complicated.

With a few DIY upgrades, you can make your home safer and more energy-efficient. Here's how you can get started:

AVOID HEAT LOSS.

Seal drafts around windows, doors and electrical outlets. Use caulking, weather stripping or foam gaskets to keep warm air in and cold air out. Draft stoppers at the base of doors are a quick and affordable fix. Smart thermostats can be a great investment. They learn your schedule and adjust temperatures automatically, helping you save energy when you're away or asleep.

STAY ON TOP OF HVAC MAINTENANCE.

Replace your furnace filter every three months. A clean filter improves airflow and helps your furnace run efficiently. While you're at it, check that heating vents aren't blocked by furniture or rugs. It's important to make sure heating vents are clear to keep your heating system from working harder

than it has to, which can waste energy and increase your heating bill.

DON'T LET SNOW AND ICE BUILDUP BLOCK YOUR SYSTEM.

"DIYers can make a big impact on their home's safety and efficiency—and help save some money on energy," says Craig Fernandes, a residential energy conservation manager at Enbridge Gas. "Just don't forget to keep your meter and vents clear while tackling those winter prep projects." Clear snow and ice gently with a broom. Avoid using snow blowers or shovels near the meter and never strike it to remove ice.

GET A HEAD START ON SPRING PROJECTS.

Planning some spring landscaping or putting up a fence next season? Use the winter months to prep your to-do list. Winter is a great time to plan ahead for outdoor projects like landscaping or putting up a fence. Since you're likely spending more time indoors, you can use the quieter months to research ideas, set a budget and make a to-do list. That way, when spring arrives, you'll be ready to get started without delays. When you do get started, it's important to contact Ontario One Call before digging. It's the law, and helps prevent damage to underground gas lines.

Find more energy-saving and safety tips at enbridgegas.com/energyefficiency.

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NEW YEAR, smarter ways to save energy at home

(NC) A new year is a natural time to rethink everyday habits, including how we use energy at home. According to Natural Resources Canada, 64 per cent of the average home's energy consumption goes toward space heating.

While that's expected during Canadian winters, energy use from air conditioning is also rising during hotter summers. Making a few smart, efficiency-focused updates can help reduce waste, manage costs and create a more comfortable home year-round.

Here are a few tips for a smarter, more efficient home:

TAKE A FRESH LOOK AT YOUR INSULATION.

Your AC and furnace work hard to adjust the temperature of the air throughout your home. Don't let all that work—and energy—go to waste. Without proper insulation, the air in your home will equalize to the outside temperature just through contact with the walls and ceiling. Make sure you have a barrier to prevent this, so that your HVAC system only needs to make small adjustments to keep the temperature where you want it.

ELIMINATE WASTEFUL AIRFLOW.

Any draughts or breezes you feel inside are the air in your home leaking out, and the outside air leaking in to replace it. Use caulking and other sealants around every window and check your exterior walls for any potential gaps. Put weatherstripping around all your external-facing doors to keep air from flowing through the doorframe, and consider using it on internal doors, too. This can especially help in multi-story homes where cold air can sink to basement level, and warm air can overheat upstairs rooms.

MAKE SOME SMART UPGRADES.

Smart home technology has improved to the point where your home itself can help you manage your energy use. Smart home platforms like Samsung's SmartThings can help you monitor and manage your devices' energy usage, create customized energy-saving routines and give you tips to reduce your overall consumption. For instance, rather than trying to maintain one home temperature though the day, a connected thermostat can sense when you wake up or arrive back home and adjust the air when it's needed.

All it takes are some simple upgrades focused on efficiency to regain control of your energy use. Smart investment in insulation, weatherstripping and a responsive home environment will pay dividends in savings as well as convenience.

Learn more about how you can save energy at samsung.com/ca/smartthings.

www.newscanada.com

YOUR FIRST WINTER MADE EASY: ENERGY-SAVING TIPS FOR HOMEOWNERS

(NC) It's your first winter in your new home. The furnace runs more than you expected, and every time you turn the thermostat up "just a bit," you worry what it will do to your bill.

Energy conservation expert Craig Fernandes, from Enbridge Gas, shares simple ways to stay comfortable and use less energy:

Don't let your thermostat waste heat while you are away. Turning the heat down when you don't need it is one of the easiest ways to save. If you're out at work or away for the weekend, your home doesn't need to be as warm as when you are relaxing on the couch.

A good rule of thumb is to set your thermostat to about 20°C when you're home and awake, and around 17°C when you're asleep or out for several hours. A smart thermostat can do this automatically, by allowing you to set a schedule once and let it run.

Why is a smart thermostat a great investment? For many homeowners, smart thermostats are becoming the "brain" of the heating system. Unlike basic models, smart thermostats can:

- Follow a weekly schedule based on your routine.
- Automatically turn the heat down when no one is home.
- Use outdoor temperature and real-time conditions to adjust your settings.
- Connect to a mobile app so you can check and change the temperature from anywhere.

That means more control, fewer "oops, I left it turned up all day" moments, and less natural gas used over the winter.

Explore more tips to reduce heating costs at enbridgegas.com/Ontario.

www.newscanada.com



Did you know?

An assortment of variables will dictate just how long a home's siding will last, including the amount of sun a home receives and the location of the home.

THE LIFE EXPECTANCY of siding will also depend on the siding material. According to Sunshine Contracting, vinyl siding lasts between 20 and 40 years. It's a popular choice because of how long it lasts and the minimal upkeep it requires. Wood siding, another traditional favourite, is more expensive, but it also boasts impressive longevity, according to BobVila.com. With proper maintenance, which includes clean-

ing and refinishing, wood siding may last for decades. The coating on aluminum siding typically begins to fade after about 15 years. Fiber cement siding is affordable, durable and low maintenance, and it may actually last as long as the home itself. It needs to be repainted occasionally. Sunshine Contracting says stone veneer siding will last between 20 and 75 years, depending on the stone that is used.



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FEATURE PROPERTY OF THE MONTH!



11 HILLTOP DRIVE, CALEDON EAST

This 2 bedroom home features a walk out basement & large lot complete with pool & hot tub. Located in a highly sought after enclave, just steps from the brand-new Caledon East Public School & groceries right across the street. \$1,099,000



69 KING ST W BOLTON

Mixed-Use Century Home, Institutional Zoning. Ideal for investors, business owners, or anyone looking to earn rental income in a high-demand area. \$829,000
Main level for rent \$2,650/month



7 WALLACE AVE, PALGRAVE

Full of warmth and original character, this timeless property features vintage wood floors, high ceilings, and beautiful period details throughout. 3 bed, 2 bath, large yard and detached garage with storage. \$789,000



62 PAISLEY GREEN CALEDON EAST

Beautiful family home in the highly sought-after Pathways community! This spacious 4-bedroom property blends elegance and everyday functionality-perfect for growing families or anyone seeking a vibrant, welcoming neighbourhood. \$1,349,000

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MODERN & UNIQUE HOME IN GREAT LOCATION

- Modern elegance meets natural serenity on 4.09 acres
- Large 2 storey home with 5+1 bdrms & 5 bthrms
- Ultra modern kitchen with pantry & large island
- Granite counter tops, 2 dishwashers, double ovens
- Living room w/ vaulted ceiling, skylight & fireplace
- Amazing primary bdrm with his/her 8 pc ensuite
- Finished lower level w/ kitchen, bdrm & 2 baths
- 4 car garage, 2nd driveway & landscaping
- Private outdoor deck, patio and screened porch
- 21 Bartley Dr., Caledon \$2,499,000



FABULOUS 3+1 BEDROOM HOME IN FAMILY NEIGHBOURHOOD

- Lower level with bath, bdrm & kitchen
- Open kitchen/dining/living on main floor
- Kitchen w/ quartz counters & induct. stove
- Sun filled solarium with access to the pool
- Main floor laundry with entryway to garage
- Primary has 4 pc ensuite & walk in closet
- Privacy with no neighbours in the backyard
- Extensive perennial gardens w/ new deck
- 2 car garage, driveway fits 4 cars, steel roof
- 609 Simon St., Shelburne \$899,999



BUILD YOUR CUSTOM HOME ON NEARLY 2 ACRES

- Vacant treed lot with mix of spruce & pine trees
- Exceptional privacy & natural beauty
- North of County Road 109, 10 mins. to Orangeville
- Nearby walking, hiking or biking trails
- Fiber optic internet located at roadside
- School bussing is available for local families
- Get away from the hustle & bustle of the city
- Don't miss this opportunity to create your dream home on a treed lot on nearly 2 acres
- 333130 7th Line, Amaranth \$475,000



SET ON 50 GENTLY ROLLING ACRES

- Bungalow, 4 (2+2) bedrooms & 3 bathrooms
- Custom Normerica post-and-beam home
- Open concept with soaring ceilings
- Expansive windows with a view
- Main floor primary with 3 piece ensuite
- Finished lower level, walk-out + 9' ceilings
- 3 tier pond with waterfalls + large deck
- Spectacular views to the east & west
- 5 stall barn, drive shed & Quonset hut
- 954461 7th Line, Mono \$2,549,900



Join Us in Lighting Up the Night

February 28, 2026

At The Chris Richie Group, community is at the heart of everything we do. That's why we're proud to be a sponsor and participate in the annual Coldest Night of the Year walk - an inspiring charity event that brings people together to support those facing hunger, homelessness, and hardship in our community.

On February 28, 2026, participants will step out into the cold night to raise funds and awareness for people in need. While the temperatures may be low, the impact is powerful and every step taken helps bring warmth, hope, and support to those who need it most.

We invite you to join us! Bring your family, friends, and colleagues as we turn a cold night in February into a meaningful evening filled with compassion, connection, and purpose.

Together, we can make a real difference while showing what it means to stand as a community. If you wish to participate reach out to info@cnoy.org or visit <https://en.cnoy.org/home>.

If you are not able to participate, you can support the cause by sponsoring one of our Richie Group walkers!!!

Let's walk together, light up the night, and help spread warmth where it matters most.

With gratitude,
The Chris Richie Group