

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
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Account Sales Manager
HEATHER ERWIN
heather@caledoncitizen.com

Advertising Sales Representative
ERIN LUCKETT
erin@pcmedia.ca

Advertising Sales Representative
VICKI MEISNER
vicki@pcmedia.ca

Advertising Sales Representative
HEATHER LAWR
lawr@sympatico.ca

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VERONA TESKEY

A trusted and experienced realtor who helps clients achieve their real estate goals

Purchasing real estate will likely be the biggest investment you make in your lifetime.

Finding an experienced and knowledgeable real estate agent to guide you through the entire process is the smartest thing you can do to ensure a successful and stress-free transaction.

Verona Teskey, Broker/Owner & Broker of Record with Coldwell Banker Select Real Estate Brokerage in Bolton, has earned a solid reputation as a reliable, professional, and trusted realtor since starting out in the industry in 1989.

Her success with helping clients achieve their goals has resulted in such a positive experience for many people that they tell their family and friends to call Verona when they need the expertise of a real estate professional. Verona's business is typically almost 90% repeat clients and referrals.

Her success always finds her in the top 2% globally of over 90 thousand realtors as well as in the top 2% in Canada.

Among her many awards are the International President's Circle, Canadian President's Premier Award, the International President's Elite Award, and the Canadian President's Elite Award. She is most proud of receiving the Ultimate Service Award, year after year for Coldwell Banker.

Her dedication to the industry and her clients comes from a genuine interest in helping people.

"I used to be in the health care industry," Verona explained. "It's such a pleasure to help people achieve their goals through educating, preparing, and negotiating to achieve something that even they don't know they can do. Buyers need a professional with good skills and experience to negotiate through any market. Education is key as there is so much for buyers to learn. That not only includes the facts about the brick and mortar building, but also the financing choices and programs that are available."

As a knowledgeable professional, Verona is always monitoring market trends and is aware of the fluctuations that can influence buying and selling. "Markets are always evolving," Verona explained. "What we are seeing right now is a period of adjustment where supply and demand are finding a new balance. For buyers, it can be a great opportunity. Buyers now have more choices, more time to make decisions, and often greater flexibility when negotiating. Being financially prepared and working with an experienced professional can help buyers take full advantage of these conditions."

Verona will advise her clients on the best practices when it comes to preparing a home for sale on the market. She provides advice and knowledge on staging, professional photography, and videos.

Things like curb appeal and interior cleanliness will influence a potential buyer's opinion of a property.

Verona can advise a client on how to prepare a home so a potential buyer can imagine themselves living there.

When selling, pricing a home properly is a major factor in getting it sold.

"Today's buyers are extremely informed and price-sensitive," Verona explained. "A well-researched comparative market analysis ensures a home is positioned competitively and attracts serious interest."

She helps clients to determine the correct selling price of a home based on things like market trends, the neighbourhood and similar home comparisons.

As a real estate professional with a lot of experience, Verona is held in high esteem by her clients who rely on her expertise, knowledge, and her genuine interest in helping them achieve their real estate goals.

...A well-researched comparative market analysis ensures a home is positioned competitively and attracts serious interest...

Verona generally works in Peel, Dufferin, and Simcoe County, however, she also tells people, "I have license, will travel" as she often is sought out by clients from outside of the region.

For more information, Verona Teskey can be reached at 905-857-2820 or by email at verona@veronateskey.com.

Coldwell Banker Select Real Estate is located at 23 Mill Street in Bolton.

Written by Brian Lockhart



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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 cleaning 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.



THINGS TO KNOW WHEN

replacing windows

Windows are durable, but they do not last forever. The experts at This Old House say the life span of home windows is between 15 and 50 years, with most reaching the upper limits of their life expectancy at around 20 years. Once they reach this age, the seals begin to weaken or fail, and windows become susceptible to drafts and water seepage.

Replacing windows can be a good investment. Such a project is one of the more effective ways to elevate a home's curb appeal and value. New windows are energy efficient and make homes more secure. They also tend to look better than old, fading windows. When pondering a window replacement project, it's important to consider these factors.

• KNOW THE WINDOW TYPES.

Double hung windows are classic and have operable upper and lower sashes. Lowering the upper sash allows warm air near the ceiling to escape and cooler air can flow in through the bottom. Single hung windows only have an operable lower sash. Sliding windows have one or more panels that move horizontally, and picture windows are fixed models designed to offer wide, unobstructed views and lots of light.

• REPAIR OR REPLACE WINDOWS.

Existing windows might just need to be repaired, saving homeowners thousands of dollars. It's best to consult with a professional to see if certain components can be repaired rather than replaced. Typically, rotten framing, wet or weeping windows or significant drafts require replacement.

• IDENTIFY THE DIFFERENCES BETWEEN REPLACEMENT WINDOWS AND CONSTRUCTION WINDOWS.

Traditional replacement windows are sometimes called pocket windows, says Consumer Reports. They fit inside an existing window frame. Construction windows require the removal of the entire old window, including the frame, sill and trim. The latter cost more to install.

• FAMILIARIZE YOURSELF WITH WINDOW FRAME MATERIALS.

Various window frame materials are available for purchase, and variables such as heat transfer, maintenance and durability differ with each product. Vinyl is a common material that's low-maintenance

and affordable. Aluminum and aluminum clad windows can be economical options, and they are corrosion-resistant and require little maintenance. Wood also is popular for the interior parts of a window, and offer a traditional look. Wood is available on new construction windows. Fiberglass windows also are available in new construction windows. They won't crack, warp, rust, corrode, or peel, and the frames will not expand and contract as much as other materials.

• KEEP COSTS IN MIND.

According to Fixr, an online marketplace for local remodeling services, the average national price for a professional to replace a window is around \$800. For a one-story house, a window replacement project of multiple windows may cost around \$8,000.

When selecting replacement windows, look for The National Fenestration Rating Council label to get a snapshot of the window's energy performance to compare with others. The Energy Star logo indicates that the window meets Energy Star standards.



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RESALE HOMES COLLECTIONS

MARKET UPDATE



Moving this spring?

What to review before changing addresses

(NC) Moving to a new home is an exciting time, and there's a lot to process. Between closing documents, packing and unpacking, it's easy to lose track of some administrative details. You can save yourself some potential headaches by taking these items into consideration:

UPDATE ONLINE SERVICES AND SUBSCRIPTIONS. A lot of these use your home address, so get ahead of the move by updating them to your new address. This will help you avoid disruptions and having to scramble to get everything where it needs to be on top of having to settle in.

MAKE A RECORD OF VALUABLE ITEMS. In case anything gets damaged or goes missing during a move, it's important to have a clear record of what you had before the process. One useful trick is to photograph any valuables from a couple of angles for easy reference later on.

PLAN AHEAD FOR CONNECTIVITY IN A NEW HOME. Getting internet, TV and phone services set up is an early priority during a move. You can notify your provider to help make the process easier, but the truth is that issues can happen. You may run into unexpected fees during a move or even service disruptions.

If your service provider doesn't deal with the issue to your satisfaction, you still have options, such as taking the issue to the Commission for Complaints for Telecom-television Services (CCTS), an independent agency that can deal directly with providers. It handles unresolved wireless, TV, phone and internet service issues from thousands of Canadians each year.

TAKE THE OPPORTUNITY TO LIGHTEN YOUR LOAD. Moving can also be a chance to only take what you truly value with you. Instead of looking at all your stuff as automatically coming with you, try imagining it was something being offered to you for your new home. If it's something that excites you to have there, pack it—if not, consider letting it go.

Moving is always stressful, but staying connected during the process doesn't have to be. You can learn more about resolving issues with your telecom service provider at letsstayconnected.ca.

www.newscanada.com

Orangeville Statistics - February

	February, 2026	February, 2025	% Change
# of Active Listings	106	92	15.22%
# of Homes Listed	51	44	15.91%
# of Sales	15	18	-16.67%
List Price vs. Sale Price Ratio	96%	99%	-3.03%
Average Days on Market	66	23	186.96%
Average Sale Price (all types)	\$692,409	\$820,278	-15.59%
Detached	\$813,428	\$1,011,385	-19.57%
Semi-Detached	\$700,000	\$583,333	20.00%
Freehold Townhouse	\$703,000	\$687,500	2.25%

Orangeville Statistics - Year to Date

	Jan - February 2026	Jan - February 2025	% Change
# of Homes Listed	96	109	-11.93%
# of Sales	30	54	-44.44%
List Price vs. Sale Price Ratio	96%	98%	-2.04%
Average Days on Market	58	37	56.76%
Average Sale Price	\$753,855	\$879,941	-14.33%
Detached	\$882,538	\$1,004,986	-12.16%
Semi-Detached	\$675,400	\$680,000	-0.68%
Freehold Townhouse	\$682,750	\$691,571	-1.28%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	106
Divided by Sales per Month	15
Months of Inventory	7.1

There is currently 7.1 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 - February

	February 2026	February 2025	% Change
# of Active Listings	299	317	-5.68%
# of Homes Listed	140	173	-19.08%
# of Sales	52	50	4.00%
List Price vs. Sale Price Ratio	96%	95%	1.05%
Average Days on Market	36	27	33.33%
Average Sale Price	\$1,007,997	\$1,346,373	-25.13%

Peel - Caledon Statistics - Year to Date

	Jan - February 2026	Jan - February 2025	% Change
# of Homes Listed	298	354	-15.82%
# of Sales	95	98	-3.06%
List Price vs. Sale Price Ratio	95%	95%	0.00%
Average Days on Market	45	37	21.62%
Average Sale Price	\$1,056,098	\$1,324,641	-20.27%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	299
Divided by Sales per Month	52
Months of Inventory	5.8

There is currently 5.8 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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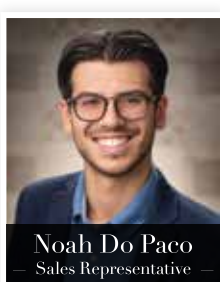


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Be aware of outstanding seller debts when viewing a property

As a potential home buyer, you will probably view several different homes during your search.

YOU MAY WANT TO SEE A HOME based on your own search, an interesting looking place with a 'for sale' sign on the front lawn, or a listing your realtor has recommended based on your 'needs and wants' list that you provided to them.

Finding the right home for you can be a time-consuming effort, so you want to avoid situations that may be disappointing or take up a lot of your time only to find out that you won't be able to buy the home.

If you are interested in a property and want to make an offer, there are many things to consider.

One thing potential buyers may be unaware of, is outstanding debts that a seller has that may hinder or stop an actual sale from really happening.

Before getting serious about presenting an offer on a home, it is important to find out if that seller has any outstanding debts that could stop the transaction from being completed.

Both the buyer and realtor should exercise due diligence when it comes to investigating a property before making an offer.

Just because a seller has listed a home, it doesn't mean that the house is clear of any debts owed against the property.

There are many reasons there may be outstanding debts.

Some homeowners may have run into financial difficulties and stopped paying the mortgage on a house.

Others may have taken out a loan using the home as collateral and have not yet repaid that debt.

Either way, if there are outstanding loans against a property and the sale of the house will not cover those loans, the house cannot be sold.

The homeowner is on the hook for outstanding loans against the property and must make arrangements for those loans to be paid in full prior to completing a transaction.

If you even consider purchasing a property after finding out there are debts, at a minimum, you should have a notice in writing, and clear it through your lawyer, that the homeowner has the funds from another source to cover those debts.

If those loans aren't taken care of, a sales transaction cannot take place and your real estate lawyer will inform you of this.

When this happens, you have just wasted valuable time when you should be looking at other properties.

A listing agent should have done due diligence and researched this possibility before listing the property for sale.

It is common for homeowners to borrow against their home to take care of other expenses.

Unfortunately, there are times when unforeseeable expenses leave homeowners with few choices and they need the money to pay off a large bill. However, this should be avoided if possible.

Your house should not be considered a vehicle in which to afford your lifestyle, as sooner or later, you must pay it all back.

As a buyer, you should be aware of any situation where an outstanding debt will stop the sale of a home.

This is one good reason you should avoid dealing with a 'private sale by owner' situation, and rely on the knowledge and expertise of a real estate professional.

Knowing that the transaction will not be able to take place, even if you are interested in a house, will save you the time involved and allow you to continue your search for other properties.

– Written by Brian Lockhart



Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - February			
	February 2026	February 2025	% Change
# of Active Listings	216	178	21.35%
# of Sales	13	27	-51.85%
Average Sale Price	\$858,423	\$974,388	-11.90%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - February 2026	Jan - February 2025	% Change
# of Sales	33	54	-38.89%
Average Sale Price	\$980,455	\$1,008,049	-2.74%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	216
Divided by Sales per Month	13
Months of Inventory	16.6

There is currently 16.6 months of inventory on the market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

February 2026 vs. February 2025

The number of active listings in Dufferin (excluding Orangeville) increased by 21.35% in February 2026 over the same month in 2025. The number of homes sold decreased by 14 homes or 51.85% in February 2026. Average sale prices decreased by 11.90%.

Year to Date 2026 vs. Year to Date 2025

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 54 to 33, which is a decrease of 38.89%. Average sale prices were down by 2.74%.



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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Located in the Treetops community, 32 Michaelis Street is a rare opportunity in Alliston for 2026 buyers. Designed for modern living, it suits families and investors alike. A finished basement suite with separate entrance offers income or multi-generational potential. The main floor features a spacious kitchen with breakfast area and walkout to deck, formal dining room, cozy family room, powder room, and garage access. Upstairs includes a primary suite with ensuite, three additional bedrooms, and a full bath. Move-in ready, this landscaped home avoids new-build delays in New Tecumseth.

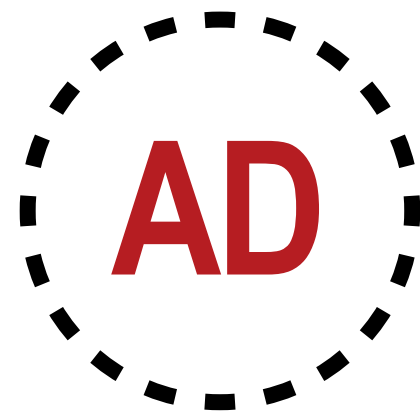


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DID YOU KNOW?

The market research experts at Business Research Insights report that the three-season sunroom market size is projected to nearly double between 2025 and 2035. BRI reports that 65 percent of homeowners prefer cost-effective sunrooms when seeking to extend their living space. The popularity of sunrooms can be traced to a number of variables, including year-round access to a home's surrounding landscape. That access might be hindered if the only spaces to experience nature is a patio, deck or another traditional type of outdoor living space. But sunrooms, particularly those equipped with heating and cooling, can bring homeowners in touch with nature during times of year when they might otherwise be compelled to steer clear of their outdoor living spaces due to less welcoming weather.



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**RESALE
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A GUIDE TO • Survive lengthy home renovations

Renovations can transform homes into spaces that mirror homeowners' dreams. Regardless of the scope of a project, a home renovation will involve some level of disruption to residents' daily lives. Lengthy, more involved projects may impact daily life considerably.

Renovation timelines vary depending on the scale of the project. Painting may take a week or two, while a kitchen or bathroom remodel may last anywhere from four to 16 weeks. Larger projects like adding a room can take between three and six months, say the experts at John Merrill Homes. Projects also often take longer than expected, as surprises may be in store once homeowners begin peeling back the layers in homes. Homeowners about to embark on lengthy renovation projects can embrace these tips to come through on the other side relatively unscathed.

CHOOSE YOUR TIMING

The timing of a renovation may have to coincide with contractor availability or having the budget to fund the project. But homeowners should consider life circumstances and season before starting a project.

You might not have the energy to take on a project right before the holidays. If kids play on sports teams that require a lot of travel, it might be better to wait until the season winds down. Figure out what you can realistically take on to reduce the likelihood that you'll feel overwhelmed.

PLAN ACCORDINGLY

Creating and sticking to a daily schedule, and knowing what is happening each day, can keep a project on track. It also allows you to determine which days will be the most chaotic. Demolition days can be noisy and messy, and maybe those are days when you plan to be away from the house for a few hours.

STORE ITEMS OUT OF HARM'S WAY

Invest in a storage solution for the duration of the renovation. Decluttering and removing items before

the project is in full force will make it easier to work and maneuver, and it also means fewer items will need to be cleaned afterwards. Renovations tend to kick up a lot of construction dust, after all.

DESIGNATE A SAFE ZONE

Establish a room or rooms as work-free areas to which residents can retreat. If multiple rooms are being renovated, you might consider spending time with a family member or friend, or getting a hotel for a short duration until the bulk of disruption dies down.

LOWER YOUR STANDARDS

Homecooked meals may be your standard most days of the week, but it's alright to be a bit lax when remodeling projects begin. Relying on frozen foods or takeout might be necessary for a little while.

The most popular rooms to remodel

HOME IMPROVEMENT TRENDS come and go. In a testament to that reality, the wildly popular open floor plan concepts that have dominated homeowners' desires over the last decade-plus could be falling out of favor, a shift that Rachel Stults of Realtor.com linked to the COVID-19 pandemic in a 2023 interview with Business Insider. Stults noted open floor plans will likely exhibit some measure of staying power, but linked the shift toward more traditional layouts to COVID lockdowns and the desire for more privacy among residents.

The shift away from open floor plans is a testament to the fleeting nature of home renovation trends. But trends still deserve a place at the table among real estate investors and homeowners who want to renovate their homes with an eye on projects that could be most appealing to prospective buyers. As homeowners balance their own preferences with those that might help them sell their homes down the road, they can consider this list of the most popular rooms to renovate, courtesy of the "2024 U.S. Houzz & Home Study" from Houzz Research.

1. Kitchen
2. Guest bathroom
3. Primary bathroom
4. Living room
5. Guest bedroom
6. Primary bedroom
7. Laundry room
8. Closet
9. Dining room
10. Home office

When considering renovating these or other rooms, homeowners should know that Houzz researchers found that the median spend increased for most interior room upgrades compared to the previous year. However, the median cost to upgrade living rooms and home offices remained unchanged.



COST-EFFECTIVE CURB APPEAL BOOSTERS

One shouldn't judge a book by its cover. However, that often is hard to do, particularly when it comes to homes. Curb appeal bears significant influence regarding how a property is perceived. A property that is neat and aesthetically appealing probably will be preferable to one that looks like the homeowners did not maintain it.

Boosting curb appeal is a common focus of sellers before listing a property. But what can those who don't have big budgets for major overhauls do to improve their curb appeal? Plenty of projects can offer maximum output with minimal investment.

REFRESH THE FRONT DOOR

Painting the front door can add brightness and improve the look of a home's entryway. Most exterior paint costs between \$30 and \$40 per gallon, so this is undeniably a budget-friendly improvement. If money allows, replacing the door altogether will generate bang for your buck.

IMPROVE OR ADD LANDSCAPING ELEMENTS

Landscaping should be designed to highlight the home's best features. It should look symmetrical and feel manicured. If it's not possible to plant new flowers or bushes, simply cleaning up debris and weeds, and trimming existing greenery can make it feel neater and more polished.

CLEAN UP

Power-washing the siding, cement walkways and garage door can create instant impact. It's amazing how much dirt and mildew can reduce the luster of a home. Cleaning

off years of grime can be a fast and inexpensive refresh.

RESEAL THE DRIVEWAY

Make sure the driveway is clean and tidy. If it has cracks or discoloration, filling in cracks and applying a new coat of sealer will make a big difference. Homeowners can hire someone to reseal the driveway or do the work on their own.

ADD MORE LIGHTING

Updating front porch lights and accent lights around the property will cast a more positive glow on a home, both literally and figuratively.

ADD A SEATING AREA

If space by the front door allows, add a bench or some chairs to create a welcoming seating area. A potted plant or two nearby will help the area seem intentional.

Improving curb appeal doesn't have to cost a lot of money. A few easy touches can boost the look of any property.



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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. \$989,000

815 FORKS OF THE CREDIT RD BELFOUNTAIN

Steeped in Belfountain history, this home is a rare opportunity to own a truly distinctive residence in the heart of this picturesque community. This 3+1 Bed , 3 Bath home has so much to offer. \$799,000

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

16246 THE GORE ROAD CALEDON

Experience the peace and beauty of country living in this bright, private apartment located above a 3-car garage. As an auxiliary building with its own separate entrance, this one-floor apartment offers private living while being part of a well-maintained property. \$2,300/month

cherylrobb.com

(905) 857-0651

(416) 805-1316

cherylrobb@royallepage.ca

THE RICHIE GROUP

REAL ESTATE BROKERAGE

519-942-0234

email: info@trgedge.ca

therichiegroup.com

David Waters
Sales Representative

Karen Caulfield
Sales Representative

Carmela Gagliese-Scoles
Sales Representative

Chris P. Richie
Broker

Dale Poremba
Sales Representative

Jennifer Unger
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GENERATIONS OF TRUST. DECADES OF RESULTS. The Richie Group has the experience you can count on when it's time to Move.



MODERN & UNIQUE HOME IN GREAT LOCATION

- Large 2 storey home w/ 5+1 bdrm & 5 baths
- Modern kitchen w/ pantry & massive centre island
- Granite counter tops, 2 dishwashers, double ovens
- Living room has vaulted ceiling, skylight & fireplace
- Finished lower level w/ kitchen, bdrm & 2 bathrms
- Outstanding primary with balcony overlooking forest has unique his/her 8 piece ensuite
- 4.09 acres, 4 car garage, 2nd driveway & landscaping
- Private outdoor deck, patio and screened porch
- 21 Bartley Dr., Caledon \$2,499,000



SET ON 50 GENTLY ROLLING ACRES

- Bungalow, 4 (2+2) bedrooms & 3 bathrooms
- Customized Normerica post-and-beam home
- Soaring ceilings, expansive windows, open concept
- Main floor primary bedroom with 3 pc. ensuite
- Finished walk-out lower level with 9' ceilings
- 3 tier pond with waterfalls, extensive decking
- Spectacular views to the east & west over the valley
- 5 stall barn, 30'x72' drive shed & Quonset hut
- Board-and-Batten siding with metal roof
- 954461 7th Line, Mono \$2,549,900

SOLD

Sold for full asking price on 15 acres in the beautiful Hills of Mono, Call us today and get moving!

Thank you to the Community!

For helping to raise over \$112,000 in Caledon and over \$15,000,000 Nationwide as part of the Coldest Night Charity event".

We are so proud to be a part of this great Community and to help contribute to such an important cause. Thank you to all of the amazing Volunteers who gave their time and effort to help make this happen!

And of course a special thank you to all the participants whose contributions have made a difference in the lives of those in need!!!

As my Dad would have said you are all "Totally awesome!"



March 5, 2026
The Chris Richie Group
Attention: Sean Anderson Team

Dear Sean

You and your crew truly *snowed us over* with your incredible generosity during the Coldest Night of the Year 2026. Year after year, your sponsorship warms hearts across our community.

Because of you, we raised an amazing \$112,601 (and counting!) to support Caledon neighbours facing hunger, hardship, and poverty. Your commitment means hundreds of families, children, youth, and seniors will feel not only warmth during the coldest days, but greater stability and hope all year long.

Your leadership in our community continues to spark meaningful change for those who need it most. That is a snow-stopping impact, and we are deeply grateful.

From all of us at CCS, including our Board, staff, volunteers, and the Caledon neighbours we serve, thank you for wrapping our community in compassion. We truly could not do this without you.

Warmest regards,

Christina Early
Chair, Board of Directors

Geraldine Aguiar
Chief Executive Officer

P.S. As your Events and Partnerships Lead, I would love to connect and share more about your impact or explore more ways to support our neighbours. You can reach me at cpetrini@ccs4u.org or 416.605.8324.