

RESALE HOMES COLLECTIONS

FEATURES

ORANGEVILLE/CALEDON
VOLUME 1, ISSUE 1

Top 5 Hottest Home Building Trends.....	2
How to Design a Fitness Room at Home.....	6
The Importance of Safety when Swimming in Backyard Pools.....	8
Turn Your New House into a Home.....	8
Village Highlight: Alton.....	9
Market Area Statistics.....	10



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Continued on page 4

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These days, home trends are about more than good design and aesthetics — they're about creating spaces that reflect our values and are more comfortable and enjoyable to live in. From net-zero and net-positive construction to tiny minimalist homes, trends are all about your family's lifestyle.

Whether you're shopping for a new home, renovating your own or creating a new build from scratch, here are some of the biggest trends you need to know for inspiration.

pit to keep warm during cool summer nights and enjoy the outdoors through spring, fall and even winter if you're brave.

SUSTAINABLE DESIGN: This one has been popular for a long time, but green design has evolved to be about much more than energy-efficient appliances and LED light bulbs. Now, it's all about making sure everything in your home reduces your carbon footprint and minimizes any impact on the environment.

HOME AUTOMATION: This is another longstanding trend that shows no signs of slowing down. It has also evolved to encompass more of the home to make life even more comfortable and convenient. From an oven that can be turned on remotely to preheat, to skylights that can open and close automatically to create the perfect ambient temperature, there are more ways than ever to integrate smart home technology into your living space.

To try the trend yourself, think big and get creative – install solar panels on your roof, choose building materials that don't require deforestation and upcycle old furniture for decorative elements instead of buying new.

You can start small with voice assistant and smart light bulbs and work your way up to a total smart home system that includes home security, temperature controls and all your electronic devices.

DISASTER RESILIENCY: Climate change affects us in so many negative ways, and one of the top concerns is the increase in natural disasters. From wildfires that last for months to major floods that affect entire cities, we now need to prepare for the worst when building our homes.

CUSTOMIZATION: You don't have to settle for what mass manufacturers decide to build, or what works for everyone else. Creating a home that's as unique as you are is the latest trend, with custom-built storage and personalized architectural features to make your space stand out.

Switching to disaster-resilient materials is an important first step. Many builders now prefer to use stronger, more energy-efficient materials like insulated concrete forms (ICFs) instead of more traditional materials like wood. For example, Nudura ICFs can withstand winds of up to 250 miles per hour (equivalent to an F4 tornado) and offer a fire protection rating of up to four hours.

You can even go as far as building a custom home that's suited to your family. Older home demolitions and purchasing land-only properties is becoming more common, allowing you to work with an architect to create exactly what you want with a new build.

Find more information about the benefits of building a home with ICFs at nudura.com.

OUTDOOR LIVING: Many of us are now choosing to forgo getting a cottage or summer home and recreate the experience in our own backyards. This trend helps you make the most of your existing space and take full advantage of your yard or patio during the summer months.

You can design a full living space outside, complete with an outdoor television and comfy couches, as well as a kitchen and refrigerator for entertaining. Consider adding a fireplace or fire-







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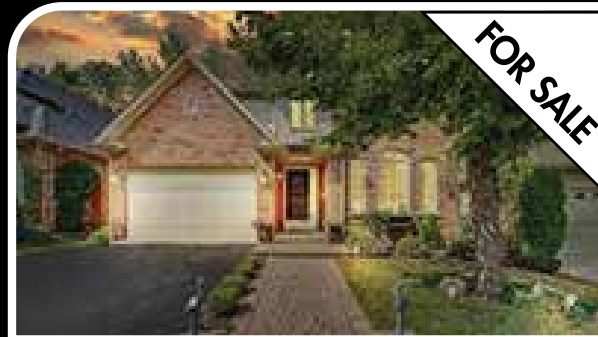


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24 NAILSWORTH

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...Whether you are buying a town house or a property in the country, there's something in Dufferin County and the Headwaters area for everybody...

A professional real estate agent knows the neighbourhoods in the region and the amenities they offer as well as the current trends in the market that will help you make a wise decision when placing an offer on a home.

The team of Doug and Chris Schild who are associated with Royal LePage in Orangeville, have decades of experience working with home buyers who are both new to the area as well as long time residents.

Both Doug and Chris grew up in Dufferin County and call this area home.

"Both Doug and I have been working in the real estate business for over 28 years now, and we still enjoy it," Chris said of their combined experience in dealing in the local market. "There's a different family we meet and a different house every day. We enjoy that and it's a lot of fun for us. The thing about being in business for 28 years

is now we are even working with our client's children which is kind of fun."

Dufferin County offers a wide selection of options when it comes to housing. From expansive rural properties to smaller in-town homes, the region has a solution for everyone who needs a place to live.

"There is so much variety here," Chris said. "Whether you are buying a town house or a property in the country, there's something in Dufferin County and the Headwaters area for everybody."

Even with the recent events of the past few months, the local real estate market has continued to remain strong.

"We did our part through the shut-down in March in April, but the demand for people to come to this area has remained high. Our homes have become even more valuable as investments."

As local residents, who "live, work, and play in this area," Doug and Chris are active in the community and make an effort to give back and support the place they call home.

Whether someone is buying or selling a home, the couple donates a portion of their commission to the Headwaters Health Care Foundation.

"We do a cheque presentation to them every year on behalf of our clients," Chris explained. "Giving back to the community is something that is important to us. We know it's important to keep local business alive during this time, and we are one of the local business that support our local hospital that looks after us all – especially during times like this when our hospital suffers as well because they can't have their usual fund raising efforts."

Whether you are buying your first home, making plans to downsize after the kids have moved out, or considering a move to the country, having a local real estate agent who knows the region and what is available will make the entire process of purchasing a property a stress free and enjoyable experience.

Doug and Chris Schild have the experience and knowledge to help you find the place and neighbourhood that will make your next house your new home.

Doug and Chris can be reached at the Royal LePage office in Orangeville.

– Written by Brian Lockhart

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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.



Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - June

	June, 2020	June, 2019	% Change
# of Active Listings	132	205	-35.61%
# of Sales	37	57	-35.09%
Average Sale Price	\$720,535	\$727,472	-0.95%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - June, 2020	Jan - June, 2019	% Change
# of Sales	269	278	-3.24%
Average Sale Price	\$747,334	\$680,171	9.87%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	132
Divided by Sales per Month	37
Months of Inventory	4

There is currently 4 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 2020 vs. June 2019

The number of active listings in Dufferin (excluding Orangeville) decreased by 35.61% in June 2020 over the same month in 2019. The number of homes sold decreased by 20 homes or 35.09% in June 2020. Average sale prices decreased by .95%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold decreased by 9 homes in June 2020 over the same month in 2019. Average sale prices were up by 9.87%.

Orangeville and District Real Estate Board has all the answers

WHEN IT'S TIME to make the biggest investment of your life, you want professional advice and guidance from people who understand what you are going through.

While purchasing a home can be a stressful time, the Orangeville and District Real Estate board has the resources to help you make smart decisions and find the home and neighbourhood that is right for you and your family.

"Our board is a collection of local realtors and we are there to collaborate and work together for everyone's best interest," explained Real Estate Board president, Jennifer Home. "Our mandate is to promote local realtors and local business. We have around 100 agents who are members of the board."

The Board covers a wide region including all of Dufferin County and it's members are knowledgeable of the real estate market in the area as well as the neighbourhoods and amenities that surround them.

If you are considering purchasing a home, dealing with a real estate agent that is involved with, and knows the local market means you will gain from the experience and knowledge that a local agent possesses.

"There are benefits to using a local realtor," Ms. Home explained. "We educate ourselves to stay up to date on new developments and everything that is going on in the area. Our whole mission is to support the local area and educate the public as to why they should use a local realtor. Every client has something

...Our mandate is to promote local realtors and local business. We have around 100 agents who are members of the board...

different they are looking for, and we are experts in our area. We also know all the differences people will come across when looking for a rural property or an in-town property. We can educate our clients about all of these things."

The Orangeville and District Real Estate Board provides a service to local residents while maintaining a place in the local business community through interaction with real estate related businesses and local charitable organizations.

People who are considering purchasing a home will have varying needs when it comes to deciding which neighbourhood is best for them.

The availability of schools, places of worship, sporting activities, malls, stores, libraries, parks and trails, will all matter when choosing an area in which to live based on your lifestyle and ability to get around town.

Your decision to work with a local real estate agent will provide you with all the information you need to make a wise decision while giving you peace of mind during the entire home buying process.



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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How to design a fitness room at home



People exercise for many different reasons. Exercise can improve one's appearance, reduce the risk for illness, alleviate stress or anxiety, and even help pass some time. Exercise is often a social activity, but in the wake of social distancing guidelines issued in response to the COVID-19 outbreak, many people have found themselves looking for ways to exercise at home.

Building a home fitness room has never been a more timely project, and such a project can continue to provide rewards even when life returns to some semblance of normalcy. Here's how to successfully stock a home gym.

FIND A DEDICATED SPACE. A home gym will be limited by the amount of space that can be devoted to workouts. Possible fitness room locations include a spare bedroom, a garage, a basement, or an enclosed patio. Measure the space so you can pick and choose equipment that will fit. Leave some floor space empty for movement exercises or mat activities.

KEEP THE SPACE BRIGHT. Darkness can sap energy levels, so invest in mirrors and adequate overhead lighting to make the space inviting. Natural light can make the exercise area more enjoyable.

CONSIDER THE FLOORING. New flooring can protect against damage and make an area more conducive to working out. Rubber mats can offset echoes and reduce the noise of running on a treadmill or setting down heavy weights.

USE SPACE-SAVING EQUIPMENT. A home gym space will likely not be as expansive as the space inside a traditional fitness centre. Thankfully, many activities do not require a lot of space or equipment. Classic exercises like squats, lunges, push ups, and sit ups require little gear but still produce results. Figure out which equipment you like the most and invest in two or three key pieces. Dumbbells of various weights, a medicine ball and a yoga mat can be all you need to create a versatile, effective workout. A TRX system and a door-mounted pull-up bar also are great space-saving options.

HAVE A TV HOOKUP. A home gym may benefit from a smart TV that you can use to stream workout videos or catch up on the latest news while running the treadmill or using the stationary bike.

A home gym is beneficial year-round, and can be especially valuable when social distancing guidelines are put in place.

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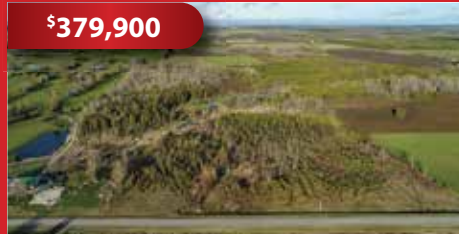
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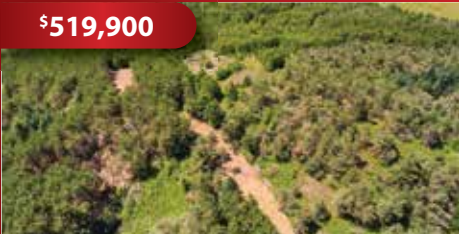
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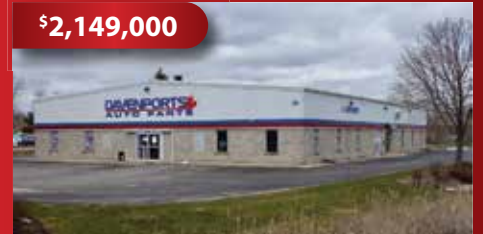
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The importance of safety when swimming in *backyard pools*



Backyard pools provide families with ample opportunities for recreation. It's easy to be distracted by all the fun when swimming in a backyard pool, but it is crucial that homeowners take steps to ensure everyone is safe when spending time in the pool.

ESTABLISH A BARRIER

The Consumer Product Safety Commission warns that drowning is the leading cause of unintentional death in children between the ages of one and four in the United States. Pools attract curious children, so maintaining a barrier between the home and the pool is essential. Many municipalities require some sort of fencing around pools or ladders that self-latch or can be closed off to climbing.

Locks and alarms on windows and doors that face or provide access to the backyard also can serve as barriers.

KEEP PLAY UNDER CONTROL

Children and even adults may be swept up in the fun and engage in potentially dangerous behaviours. Pool users should not be allowed to run around the perimeter of an in-ground pool, as the cement can get slippery when wet and lead to falls that can cause injuries.

Exercise caution when using diving boards or diving into pools. It's easy for divers to hit their heads when diving off a board into a pool due to close proximity of the transition wall in the deep end of the pool or by diving into shallow water. The Red Cross recommends a water depth of 11.5 feet for safe diving and the transition wall should be at least 16.5 feet from the tip of the diving board. However, the standard depth for many pools is 7.5 feet of water and a slope beginning seven feet from the board.

EXERCISE CAUTION WITH INFLATABLES

The Good Housekeeping Research Institute found that inflatable pool toys are especially dangerous. Such toys can flip easily, putting children at risk for injury (from striking the sides of the pool) or drowning (especially if the children were ejected into deep water). Inflatables also can prevent access to the surface of the water for submerged swimmers.

CHOOSE A BACKYARD LIFEGUARD

At least one person should be designated as backyard lifeguard when the pool is in use. This person should always direct his or her focus on the pool, counting swimmers and keeping track of who enters and leaves the pool. Safe Kids Worldwide suggests rotating water watchers every 15 minutes.

Pools are fun places to spend summer afternoons, especially when every step is taken to ensure the safety of swimmers.

Turn your new house into a home

Historically low mortgage interest rates are helping to drive a new wave of home sales. Statistics Canada's Canadian Housing Survey found about half of Canadian households have either moved within the past five years or intend to do so within the next five.

People relocate for various reasons. After moving into a new house, it can take some effort to turn that house into a true home and feel comfortable in your new environs. These steps can help that process along.

Create at least one complete and serene space.

Focus on setting up the bedroom so you can retreat at the end of the day. Invest in new furniture or get new bedding to give the room this comforting feeling.

Create an organizational plan. It can be tempting to want to throw everything in closets and unpack quickly, but give yourself time to fully analyze where you want to store items, where you may need to paint or reconfigure spaces, as well as any home improvements you want to make before taking out all of your stuff. When you fully unpack, you can immediately enjoy your hard work.

Hang artwork. Hang a few select pieces of artwork or family photos shortly after moving in. Surround yourself with things that make you feel good.

Bring mementos. Your first home may bring about warm feelings. While you can't recreate it entirely, you can use a piece of furniture or a few family heirlooms to make your new space feel homey.

Rely on familiar scents. Break in the new space with familiar aromas, whether it's preferential air fresheners, scented candles or baking your favorite chocolate chip cookie recipe.

Moving into a new home can be exciting. Certain touches can help make the new space feel more like home.



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Front of Alton Mill



The Village of Alton

The historic village of Alton, within the town of Caledon, boasts the only arts centre in Caledon: the Alton Mill Arts Centre; Alton Public School, the oldest running public school in Peel Region and the Millcroft Inn and Spa.

First settled by Thomas Russell in 1834, Alton retains much of its original layout and many heritage buildings dating back to the mid 19th Century. Since 1834, a series of mills and industries were established in the village and along the river,

Shaw's Creek. The two remaining mills, each built in local stone, were the former Beaver Knitting Mill, built by William Algie and the Alton Knitting Mill, called the "Upper Mill," constructed by Benjamin Ward, both in 1881. A flood (1889) and fire (1917) damaged them subsequently but they were salvaged and exist to this day, as tributes to the importance of history in this town. They are, respectively, the Alton Mill Arts Centre and the Millcroft Inn and Spa.

Elegant entrances from both the east, Queen Street, and south, Main Street, greet the visitor to Alton. These are the original crossroads of the village. Continuing west from the four corners

where Queen and Main Streets intersect, brings one to the entrance into the Alton Mill Arts Centre, at once a gallery, with studios of 25 artists and interesting retail spaces. All the artists have their work for sale and many offer workshops.

Outside the Alton Mill, the property is scenic, featuring works of art, created for outdoor display, including very fine examples of Dry Stone Walls. There are trails for walking and one leads to the Vintage Millcroft Inn and Spa.

The entrance to the Millcroft Inn by road is slightly further west along Queen Street.

The Vintage Millcroft Inn and Spa is a luxury hotel, offering all the amenities one might expect of excellent accommodation, fine dining, conferences and events facilities. The spa philosophy is to blend age-old methods with the "latest health and wellness discoveries."

In 2015, artist Paul Morin purchased the historic Alton Town Hall, 1877. Originally a church, it was also damaged by fire but was restored to serve as the town's meeting place. Mr. Morin renovated the building over three years to establish his gallery cum a pleasant space for functions and concerts.



This gallery is located on Main Street near Alton Public School. The original school, built in 1874, well-loved by the generations of families attending it, was deemed antiquated and scheduled for demolition. However, protests saved it and it was designated an art school. Once the need by numbers for a new school was undeniable, such a one was constructed beside the old school, once again proof of history's importance in this village.

Defined by the Pinnacle, where the land rises steeply from the north side of Shaw's Creek, Alton is a village of charming homes, both heritage and modern, mature trees throughout the back streets of residences. Ray's 3rdGeneration Bakery and Bistro on Queen Street, provides lunch, dinner and a fine baked goods counter.

There is everything to admire in this gentle and historic village, in which the calm of nature and the grounding of history combine.

– Written by Constance Scrafield



Front of Alton Public School





18 MILLWOOD ROAD, ERIN

Own a bit of Erins history just off Main street with 4 bedrooms, 4 bathrooms, and a completely updated and renovated kitchen. Offered at \$699,900



309362 CENTRE LINE B, GREY HIGHLANDS

A stunning bungalow that has been updated floor to ceiling that has 3 bedrooms and 3 bathrooms and an indoor pool, all offered on 2.84 acres. Offered at \$749,900.



64 BROOKHAVEN CRESCENT, EAST GARAFRAXA

Estate home in a large subdivision lot. This home is over 3000 sq ft with 4 bedrooms, 4 bathrooms and built to impress. Offered at \$1,250,000

COMING SOON TO REALTOR.CA



MONTGOMERY BLVD, ORANGEVILLE

A beautiful townhouse in Orangeville just a short walk to Westside Secondary School, Alder Arena and Montgomery Village Elementary school. Call me for more details.



SANDRINGHAM COURT, ORANGEVILLE

Beautiful family home in the West End of Orangeville with lots of fantastic features. Call me for early access information.



CENTREVILLE CREEK ROAD, CALEDON

1 acre property with a nice bungalow in an incredibly desirable location. Call me for early access information.

Here is a sample of what John Walkinshaw is selling in your area. John has extensive experience selling in town properties, rural estates, farmland and so much more. Feel free to contact John to discuss how his unique and effective listing process will get your home sold for more money in less time. Through professional drone videos, professional photography, complimentary staging advice and professional, experienced real estate advice, selling your home can be a breeze.

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MARKET AREA STATISTICS

Orangeville June 2020

Orangeville Statistics - June

	June, 2020	June, 2019	% Change
# of Active Listings	46	93	-50.54%
# of Homes Listed	74	84	-11.90%
# of Sales	65	62	4.84%
List Price vs. Sale Price Ratio	100%	99%	1.01%
Average Days on Market	16	22	-27.27%
Average Sale Price	\$644,421	\$538,117	19.75%

Orangeville Statistics - Year to Date

	Jan - June, 2020	Jan - June, 2019	% Change
# of Homes Listed	350	488	-28.28%
# of Sales	260	313	-16.93%
List Price vs. Sale Price Ratio	100%	99%	1.01%
Average Days on Market	18	23	-21.74%
Average Sale Price	\$615,006	\$557,105	10.39%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	46
Divided by Sales per Month	65
Months of Inventory	1

There is currently 1 month of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

June 2020 vs. June 2019

The number of active listings in Orangeville decreased by 50.54% in June 2020 vs. June 2019. 10 fewer listings came on the Toronto Board in June 2020 vs. June 2019, which is a decrease of 11.90%. The number of homes sold increased by 3 homes or 4.84%. The average days on the market went down from 22 to 16 days. Average sale prices were up by 19.75%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Orangeville, year-to-date decreased from 488 to 350, which is an decrease of 28.28%. The number of homes sold decreased by 53 homes. The average days on the market decreased from 23 to 18 days. Average sale prices were up year over year by 10.39%.

Caledon June 2020

Peel - Caledon Statistics - June

	June, 2020	June, 2019	% Change
# of Active Listings	220	326	-32.52%
# of Homes Listed	216	210	2.86%
# of Sales	123	110	11.82%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	30	24	25.00%
Average Sale Price	\$1,070,690	\$936,009	14.39%

Peel - Caledon Statistics - Year to Date

	Jan - June, 2020	Jan - June, 2019	% Change
# of Homes Listed	847	1,094	-22.58%
# of Sales	404	489	-17.38%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	27	30	-10.00%
Average Sale Price	\$1,008,328	\$933,869	7.97%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	220
Divided by Sales per Month	123
Months of Inventory	2

There is currently 2 months of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.

June 2020 vs. June 2019

The number of active listings in Caledon decreased by 32.52% in June 2020 over the same month in 2019. The number of listings that came on the Toronto Board in June 2020 vs. June 2019 increased by 6 homes or 2.86%. The number of homes sold increased by 13 homes or 11.82%. The average days on the market increased from 24 days to 30 days. Average sale prices were up by 14.39%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Caledon, year-to-date decreased from 1,094 to 847, which is a decrease of 22.58%. The number of homes sold decreased by 85 homes or 17.38%. The average days on market decreased from 30 days to 27 days. Average sale prices were up by 7.97%.



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New Custom Built Home of the Highest Quality situated on a Private Court Walking Distance to Restaurants, Shops, School. Beautiful Master Suite with Balcony, Huge Stunning Kitchen, Open Concept Living Finished Lower Level Family Room. Shows a Perfect 10! \$1,450,000.



Private Custom Bungalow

South Erin/Caledon border - With your own huge private wine cellar & spacious yard. Designed for entertaining with open concept kitchen/living room and walk-outs to deck/hot tub. Sun room for all seasons. Master suite offers spa bathroom, walk-in closet, fireplace & walk-out. 3.5 car garage for all the toys & bright lower level, \$1,499,000



Magnificent Custom Built Bungalow

Private 3 acres with 3 self-contained living areas for extended family?income. 3 bedroom main living area with updated kitchen/ great room/flooring & ensuite spa bathroom. New annex apartment with modern finishes including in-floor heating/spa bathroom. Lower level walk-out apartment with huge living area and fireplace. \$1,295,000



Income Property

Two Homes For The Price Of One - Renovated And Refurbished Duplex On Mature Lot Walking Distance To All Amenities Including Go Train. Property Shows A 10++ With Numerous Upgrades Including Spa Bathroom. Live In One Unit And Pay Your Mortgage With The 2nd Unit Or Rent Both. \$869,000.



Caledon Estate Lot

Your Opportunity to Build Your Dream Home in the Much Admired Caledon Mountain Estates in the Private Enclave in Bel-fountain. The Bruce Trail at the End of Your Street, Fork of the Credit River, Trails. Nature Close to the City. \$799,000.



Terra Cotta Building Lot

Over 2 acres to Build Your Dream Home in the Quaint Village of Terra Cotta. Convenient to City Amenities in a Rural Setting. They're not Making More of These! \$499,000



SOLD



Caledon Custom Build

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Erin Estate Home

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Vacant Land

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Starter Home

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4 LEVEL SIDESPLIT ON 1 ACRE

5 bdrms, 3 baths, kit. open to living/dining all w/hdwd flrs, family rm for movie nights w/fireplace & w-out to yard. 3 bdrms upper level & 2 ground level. Updated upper bath 2019, energy efficient front door 2019, fenced yard 2018. 2 car garage, in-ground pool w/many updated features. Easy commute to Orangeville for shopping. **Caledon \$1,079,000**



18 ACRES IN EXECUTIVE SUBDIVISION

4 bdrms, 3 baths, 3 car garage, det. 3 car shop w/loft, in-ground salt water pool w/cabana & waterfall, hot tub & trails. Living rm has hdwd flrs, fireplace & w-out to sunroom which has wood flrs & vaulted ceiling. Master w/4 pc. ensuite & fireplace. Open concept kit w/hdwd flrs & island. Bsmnt w/rec rm & library. **Caledon \$1,949,000**



SOUGHT AFTER PALGRAVE LOCATION

Raised bungalow, 2+1 bdrms, 3 updated baths, eat-in kitchen w/granite tops & s/s appliances, master has broadloom, 4 pc. ensuite & custom w-through closet to dressing rm, finished bsmt w/family rm, rec rm, office & bath. Legacy Pines community, maintenance free, 2 car garage, private deck & access to golf & tennis. **Caledon \$899,000**



NATURE LOVERS DREAM IN BELFONTAIN

3 bdrm, board & batten chalet inspired w/river & trails across the street. 1 acre w/ forest & pond. Character & charm in formal main flr, cathedral ceiling in living rm w/wood burning fireplace! Caledon ski club is mins away, bike to the general store or take a walk over the suspension bridge! Great area, great setting, everything is here to create your perfect country escape! **Caledon \$849,000**



TRANSFORMED CHURCH

Open concept bungalow w/2+3 bdrms & 4 baths. Original features: stain glass, solid banister, curved pew integrated into modern home w/cathedral ceilings, maple flrs, stunning kit w/6 burner gas stove & s/s appliances. State of the art 3 car garage has quiet openers, 10ft bay doors, heated, insulated & nanny flat above. **Melancthon \$1,099,000**



THE LIST OF UPDATES IS LENGTHY

Total reno'd 3 bdrms, 3 baths, 100 x 150 ft. lot. Open concept kit/great rm, new office w/sep. entry could be a bdrm, original baths all updated, hydro extended, new windows in great rm wing, Pella in bdrms, forced air gas, A/C, tankless hot water, stainless steel appliances, pot lights & brand new septic. **Schomberg \$799,000**



5000 SQ. FT. OF LIVING SPACE

Bungalow w/3 bdrms, 3 baths, 150x300 ft. lot. Over 9 ft. ceiling main flr & bsmt. Refinished hdwd flrs, heated flr in ensuite of main flr master, fin. w-out bsmt w/massive modern kit: granite tops, built-in appliances, wood stove, theatre area & 3 pc. bath. Concrete patio, 2nd driveway entrance, oversize 3 car gar. **Caledon \$1,750,000**



2.64 ACRES, INNOVATIVE DESIGN HOME

Home has undergone full transformation w/3+1 bdrms & 4 baths. Ultra modern kit. w/granite island, hideaway elevated tv & high end appliances. Private master suite w/her & hers baths w/glass shower & w-in closet. 3rd level lookout deck, fin. w-out bsmt w/bar area, craft rm, bath, gym & bdrm. 4 car gar incl. workshop. **Caledon \$1,880,000**



2 HOMES ON APPROXIMATELY 88 ACRES

Rolling land, farm area, babbling brook, privacy & views. Drive past bungalow built in 2004 through forest to original log home hidden & totally private. Great potential to perhaps build your dream home, one may need to be removed. 2 road frontages of picturesque land. Let your imagination do the thinking for you. **Mono \$1,479,000**



THIS HOME OFFERS A FINER LIFESTYLE

Bungalow, 4+1 bdrms, 5 baths, 25.5 acres. Gated exec. home, high-end finishes incl: kit. w/granite tops & slate flrs, full w-out bsmt, soaring ceilings, travertine flrs, Jacuzzi tub, list goes on. Master w/hdwd flrs, his/hers closets & 7 pc. ensuite. Property features pond, forest, trails, workshop & sm. outbuildings. **Caledon \$1,999,999**



24+ Acre Caledon Country Sanctuary

30 mins to TO & airport. Bungalow w/4 car gar & 1,500 sq ft heat/cool shop. Ponds, open green space, trails thru forest, meadow & orchard. Be self sufficient w/greenhouse, barn, garden beds w/irrigation & generator. Pool, sauna, stone cabana & nearby golf. Combo of craftsmanship, exceptional quality & beauty. **Caledon \$2,599,000**



53+ ACRES ON THE EDGE OF ORANGEVILLE

Ready for your custom home or agricultural operation. Minimal conservation, great building sites, gently rolling but mostly flat land with some trees. Prime growing soil as per seller. 3 phase power which would be ideal for your workshop. On a paved road, what a super opportunity. Welcome home. **Mono \$995,000**