

RESALE HOMES COLLECTIONS

FEATURES

ORANGEVILLE/CALEDON
VOLUME 1, ISSUE 2

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Continued on page 4



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Sales Representative Sarah Aston

Real estate expert and community ambassador

“I love working in this community whether it be with rural properties or in town,” said Sutton-Headwaters Realty, sales representative, Sarah Aston, of her appreciation for Orangeville, Dufferin County, and all the good things that go with living in the area.

Sarah began her career in real estate selling new homes in brand new developments. That experience gave her an insight into the construction industry as well as the opportunity to work with the designers and architects who create new builds.

“I did the legal contracts, structural, electrical, kitchens and upgrades,” Sarah explained. “I got a really good understanding of construction by doing that. I got to work with architects doing the actual floor plans and was able to give

feedback about what buyers were looking for in a new home. It was a great experience to be able to give my opinion and affect the house design. I would market the entire project doing everything from advertising to the legal contracts as well the finishing touches to the home.”

Her experience working with potential buyers provided the opportunity to learn about and observe trends in what people were looking for when purchasing a property.

This enabled Sarah to help her clients find the home that would suit them and their needs.

The transition to selling re-sale homes was an easy curve. As a long time resident, Sarah was already well established in the community and local business world.

“I’ve lived in the Headwaters area for over 30 years,” Sarah explained. “I have all these communities of people I’ve known. I like to keep active and I’m very involved with horses and horseback riding as well as running, and skiing. This is such a great area. Working with resale homes I get to showcase the area that I love.”

Sarah’s selling area includes all of Dufferin County as well as Caledon.



100 +Women Who Care Dufferin meeting in May 2018. Over \$12,000 was raised for Dufferin Child and Family Services.

The local market is very active with many homes for sale. It is important, Sarah said, to approach buying a home by having all of your information and doing research.

As a sales representative, she can guide you through the process for a stress free experience while providing all the information you need regarding neighbourhoods and the amenities near a home you are interested in.

Selling both in-town and rural properties, Sarah is experienced in selling homes that provide a country experience and everything that goes along with living out of town.

“They are so unique, you really have to find the right buyer,” she said of marketing a rural property. “My specialty is country properties, so I know about septic systems and wells and working with conservation authorities and all of those things that can affect a rural property.”

While many people purchasing country properties have previously lived in rural setting, many others are new to the idea with a shift to many people working from home and hoping to avoid a long commute.

An active member of the community, Sarah is involved with several organizations that give back to the place she and her friends call home.

“This area is a mecca for many exiting things that are going on,” Sarah said.

She is the co-founder of 100 + Women Who Care Dufferin.

This group is responsible for raising over \$90,000 for local charities in just eight meetings since its inception.

“There is an umbrella organization called 100 Women Who Care, and that has over 800 chapters all across North America. The premise is there are 100 people who get together and each give \$100. At the end of the meeting there is \$10,000 raised for a charity. In our chapter we have over 100 people.”

Local charities can ask to be considered. At the end of the meeting the group selects a charity to be the recipient of the funds raised.

Sarah is also involved with the Youthdale Riding Program as a coach and volunteer.

The program works to partner at-risk youth with a horse for a ten week program.

Teaching life skills, the program shows youth how to work with horses including how to groom, lead, and ride.

“This gives kids incredible confidence and teaches them life skills,” Sarah explained. “When they make a plan, the horse knows what to do. If they don’t make a plan, the horse wanders around aimlessly. The skills the kids learn are transferable to their every day life.”

As a real estate professional, Sarah takes her job seriously to provide clients with the best possible service and advice when buying a new home.

As a local area resident, she is actively involved in the community and strives to make it a better place.

You can contact Sarah by visiting her website on-line at www.sarahaston.ca.

– Written by Brian Lockhart



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From left: Sarah Aston and Vicky Holdroyd are volunteers for Youthdale Riding Program which works with At Risk Youth through Ellen Downey's specialized riding program. The organization has a special tie with the RCMP, as ex-musical ride horses have been donated to the program. The photo features the last time the RCMP Musical Ride came to Orangeville. Proceeds of the event went to Youthdale Riding Program.



The Caputo Group

FEATURE HOME OF THE MONTH



41 GOLDEN GATE CIRCLE

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Continued from the cover

Real estate agent, Paul Richardson, is a long time Caledon resident based in the picturesque village of Belfountain.

From his Royal LePage satellite office right in the heart of the town, he welcomes visitors to the area and assists local residents who are considering buying or selling a property.

Experienced in all things to do with real estate, he also brings a comprehensive background in business to his work which gives him a defining edge when negotiating a property sale or purchase.

Paul's experience as a local resident has provided him with an insight to all the amenities and nuances that surround the area. With a knowledge of available properties in the region, he can advise and guide you to a home that will meet your requirements and lifestyle.

Caledon and the surrounding region is noted for having varied styles of homes and properties

each with their own particular advantages, designs, and functionality.

He can advise you on everything from schools, community events, sporting venues, and recreational activities that are available in the region or a particular neighbourhood you are looking at.

"I grew up here," Paul explained of his connection to the area. "I'm part of a larger brokerage but decided last year to create this boutique type shop here in town to focus on the local market. There's really nothing like local expertise. Country living is a lifestyle. I can tell you where the schools are, the local restaurants, and the local sports for the kids. When people move here they have a sense of community."

Paul said that in a small town, there is a connection that brings everyone together.

"Everyone needs a guy," he mused of the way people reach out to others. "They need a guy to

...Caledon and the surrounding region is noted for having varied styles of homes and properties each with their own particular advantages, designs, and functionality...

fix something – if I don't know someone, I know someone else who does. That sense of community carries on even after the sales process."

Caledon and the surrounding area provides a relaxed rural lifestyle that is still close enough to large urban centres to make for an effortless commute or travel to big city events.

Working with a knowledgeable and dedicated real estate agent who knows the area and the current market trends will allow you to make an informed decision on your home purchase.

Paul Richardson has the expertise and knowledge of the region and local properties to guide you through the process of finding the home that is right for you.

Paul's Royal LePage office is located at 17228 Mississauga Rd., in the heart of Belfountain.

– Written by Brian Lockhart



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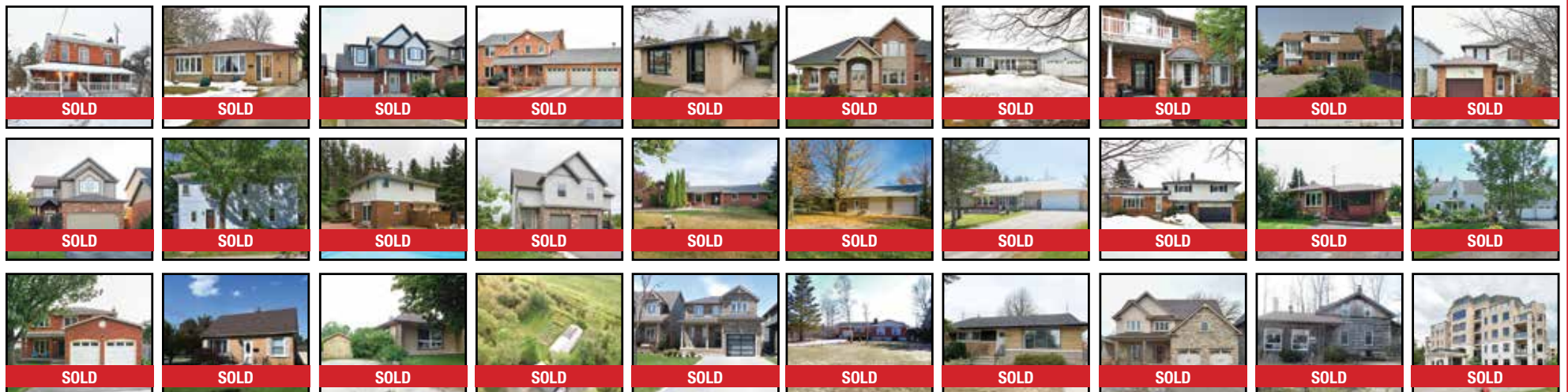
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These pictures represent half of the clients we have had the privilege of helping with their real estate needs this calendar year. It would be an honour to serve you in the sale or purchase of your home.



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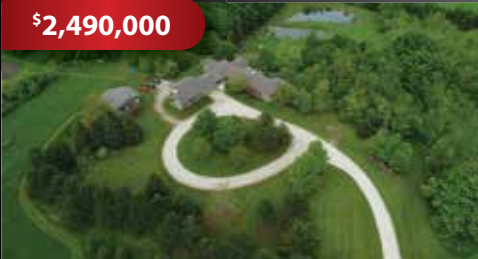
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44 ACRES, 1 KM TO SHELBURNE Off County Road 11. Property features mixed bush, open meadow and spring-fed pond.

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48 ACRES ON COUNTY RD 124 Just 4 Km North Of The Rapidly Growing Town Of Shelburne. 797 Feet Of Frontage. Wooded w/ stream thru center.



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Making a SMART move

Moving? Thinking about a move? To make a move successful, be sure to organize it well allowing you to plan ahead all the activities within your control, reducing untimely surprises and disappointments!

Making a SMART move plan isn't difficult, however, it does take a small investment of time upfront to document details of tasks and services needed in your current and new space to keep it maintained as the move progresses. Think of it as a SMART checklist providing the who, what, where, why, how and when. Start with the primary objectives and keep breaking them down into sub-tasks needed to process them. Include Specific details about what is to be done and by whom; make them Measurable to demonstrate the criteria to ensure expectations have been met or how you'll know it's complete; Attainable meaning you have the resources and tools available to process it; ensure it is Realistic and within your means and capabilities of your move team and Timely as each activity and task can be scheduled with a start and target due date, especially if there are dependencies.

Seek support when needed and proactively schedule needed services. You will save time, effort and money

outsourcing tasks by using quality local service providers. Sometimes family & friends are great resources, however, before you ask the favour or take them up on the offer to help, consider their health & safety and reliability too. Have a backup plan if their circumstances change and they are no longer able to support you. Assign them with the smaller tasks that have less risk of injury or damage and are transferable to others while you leave the specialized tasks and heavy lifting for the professionals. Delegating tasks allows you to focus on all the key tasks and activities only you can do without getting overwhelmed and stressed out while the moving team and experts expedite the rest.

One of the greatest challenges and opportunities with any move is organizing and managing household content. Considerations on the move include where you are currently and where you are going. Will you have more space or are you downsizing? Take a detailed space audit in your new home. Measure for furniture, appliances, closet, storage space and décor such as window coverings you are planning on taking with you or for the items you may wish to acquire or order before the move. If you are aware of the available space, you can make informed decisions and it will reduce the incidence and stress of bringing too much with you or being stuck on moving day with pieces that won't fit.

The first and easiest step when assessing the contents in your space is to eliminate every item you know you do not want to move with you. Whether its damaged items

that are beyond repair; furniture and clothing you've outgrown; décor and accessories you no longer like or use craft projects and supplies, books, toys, sports, recreation and equipment you no longer enjoy. Consider donating quality items to family, friends and neighbours or local, not for profit organizations. The remainder should be disposed of in accordance with your local waste collection services or by contracting a waste removal service.

If you are packing yourself, have a packing station established with supplies needed for all members of the household or moving team to access. All packed boxes should be labelled with the specific contents and destination in the new space. Colour coding or numbering the boxes & bins associated with each room or area in the destination space enables swift move, relocation & unpacking.

If you are planning on staying in your new space the night of your move, be sure to pack a set of bedding for each bed and an overnight bag with toiletries, towels, and a change of clothing. Also arrange to have the beds set up and made up as a priority allowing you to get rest when you're tired out!

Having a SMART move plan will ensure a successful move and quickly settled and enjoying your new home.

– Ida Tetlock is a Professional Organizer at SMART Organizing & Property Management providing organizing, move management and property management services in Dufferin County and surrounding areas.



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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) - July

	July, 2020	July, 2019	% Change
# of Active Listings	114	221	-48.42%
# of Sales	86	49	75.51%
Average Sale Price	\$824,544	\$640,235	28.79%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - July, 2020	Jan - July, 2019	% Change
# of Sales	355	327	8.56%
Average Sale Price	\$766,039	\$674,187	13.62%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	114
Divided by Sales per Month	86
Months of Inventory	1

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

July 2020 vs. July 2019

The number of active listings in Dufferin (excluding Orangeville) decreased by 48.42% in July 2020 over the same month in 2019. The number of homes sold increased by 37 homes or 75.51% in July 2020. Average sale prices increased by 28.79%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 28 homes in July 2020 over the same month in 2019. Average sale prices were up by 13.62%.

Local business benefiting from booming real estate market

IT IS A SELLERS MARKET IN DUFFERIN COUNTY as more and more people are choosing to move to the area and find a place that suits their needs.

While the current situation caused an initial slow-down in the real estate market, local realtors quickly adapted to a new way of doing business and the result is a high volume of sales in the region.

Realtors are reporting 'one month of inventory' in the region based on sales and the number of properties available. Typically if that figure registers between three and six months of inventory available, that would be considered more of a balanced market meaning the demand for isn't quite as high.

The 'one month' indicator means houses are selling quickly at the current market value. Currently there are more buyers in the region than sellers.

Listed properties when correctly priced and represented by a qualified local real estate agent are selling quickly and at full market value or above. It is common to receive multiple offers on a property that is being properly marketed and listed for a price that accurately reflects the current market.

The trend is right across the board and includes condominiums, semi-detached and fully detached homes, as well as rural properties. This includes everything from smaller houses to high end estate type homes.

The fact that homes are a hot commodity in today's economic climate has had a ripple effect on related businesses in the region.

Many companies that are in the home improvement business are experiencing a boom in urban projects as home owners decide to upgrade their existing home or improve the home they have just purchased.

With many residents now working at home, the mindset has turned to adding many specialty items to the place they are spending so much time in.

Backyard decks, hot tub installations, expanded gardens and landscaping, and interior upgrades are keeping local contractors busy. Many local residents are using this time to put new additions on their homes.

...Currently there are more buyers in the region than sellers...

The backyard pool business has also seen an increase in business with some pool installers now accepting bookings a year in advance because the demand has become so great.

It is important to note that all local real estate agents have protocols when Selling and showing homes that will keep both buyers and sellers safe during the entire process of selling or searching for a home. They care about their clients and update and adapt these safety precautions as things Covid levels change. It's a added item to their services, but well worth the efforts.

The local real estate market is considered to be currently very active with no indications of a slow-down any time soon as more people are leaving larger urban centres and opting for life in a slower paced environment.



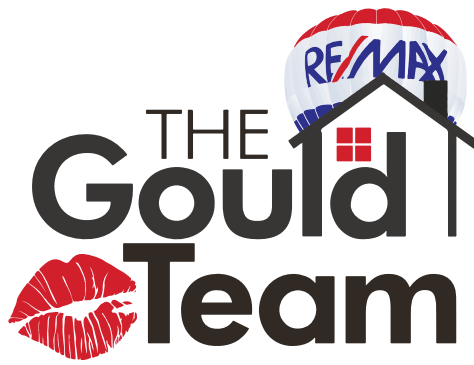
Members of the Orangeville & District Real Estate Board (ODREB) are also members of the Canadian Real Estate Association (CREA), the Ontario Real Estate Association (OREA), and the Toronto Real Estate Board (TREB), and, as such, adhere to a high standard of professional conduct and a strict Code of Ethics.

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



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257 BROADWAY, ORANGEVILLE



Stately Victorian On Broadway. This Grand Old Lady Is Zoned C5 Allowing Many Uses. Previously Bed And Breakfast. Rear Lane And Broadway Access. Lots Of Parking.
\$959,999

473282 COUNTY RD 11, AMARANTH



Loaded With Charm And Character Country Home Close To Town On A Paved Road. 5.6 Acre Partially Treed Lot Complete W Pond, Walking Trails, And Inground Pool. Stone Wood Burning Fireplace, Hand Sewn Beams, Hardwood Flooring And Charming Loft Office/Art Or Music Studio.
\$914,900

487227 SIDEROAD 30, MONO



This Custom Built Home With Close To 3000 Sq Ft Of Finished Space Could Be Yours! 10 Acres In Beautiful Mono, 1 Hr To The Airport, 15 Min. To Orangeville. Stunning Layout 3 Bed 3 Full Baths. Gorgeous Views, Perfect For Entertaining Or Enjoying The Peace & Quiet Of The Country!
\$1,399,000

COMING SOON



7.5 acres in Mono, open concept, 5 bedroom, 2 storey Log house. Walking trails and close to Mono Provincial Park, The Bruce Trail and Hockley Resort.

FAITH, COMMUNITY, EXPERIENCE... IT'S WHO WE ARE!

Why should you choose a local realtor when buying or selling a home?

When you are considering buying a new home, your wisest move would be to contact a real estate professional that is familiar with the local market and can guide you through the process of purchasing a property in the area you desire.

While having a local agent to help you is always a good move, it is especially important if you are seeking to purchase in an area that is new to you.

A local real estate professional is knowledgeable of the area, the amenities, and the workings of the town or city and all the small details that you might not think of when looking for a property.

An agent who specializes in the local area is an expert in the current market, the trends, and housing prices in the region. In addition, a local agent knows the neighbourhoods and all the nearby conveniences you may need or want.

Buyers have different needs when purchasing a home. A family with young children will most likely want to know about the local schools, playgrounds, and recreational activities available in close proximity.

An older home buyer may want to learn more about nearby restaurants and service businesses as well as public transportation and clubs that cater to their interests.

Dufferin County is a unique area that not only has an abundance of natural beauty, it has a large variety of different types of properties and homes.

In the urban areas there are downtown centres and subdivisions that create the neighborhoods and parks.

The surrounding area includes rural country properties with homes and agricultural properties that create the many farms in the region.

...While having a local agent to help you is always a good move, it is especially important if you are seeking to purchase in an area that is new to you...

When looking for an out-of-town property or country home, many first time buyers exploring the possibility of moving to a rural setting do not understand how a well or septic system works. That can cause a lot of concern for someone thinking of making the move from an urban setting that has access to town facilities.

A local realtor will know how these systems work and explain it to a potential buyer.

Dufferin County also has the unique distinction of having many windmills that generate electricity and are located on rural land around the region.

A home buyer should be aware of both the downside and the benefits of having a windmill on their property. Your realtor will provide you with the information you need when considering buying a property with an existing windmill.

If you are planning on purchasing a home in an urban centre, a local realtor will know all the hidden details that may influence your decision to purchase in a particular neighborhood.

Existing features in a re-sale home like aluminum wiring or vermiculite insulation may be cause for concern for some people.

A realtor will also know about local geographical features such as whether a house is located in a potential flood zone and can advise on what precautions may be needed when moving into the area.

Property values are a main concern when you are looking for a home. Someone with knowledge of the local market and current trends will be able to advise you when it comes to making a realistic and reasonable offer on a property.

They can also advise you on properly pricing a property when selling to reflect current market values so you will attract potential buyers.

When it comes to selling a property, finding a local realtor is just as important as when you are buying.

A realtor is a member of the community as well as a local business person who strives to uphold their reputation as a reliable and hard working agent.

The real estate industry is filled with hard working people who often cross paths when conducting business in town. They have their client's best interest at heart and conduct themselves in a professional manner to achieve their goals and provide a satisfying experience for those using their services.

Working with a local real estate agent who is knowledgeable of the area and all the nuances that surround it is your best bet for having a successful, pleasant, and stress free time buying or selling a property.

– Written by Brian Lockhart
Information provided by Jerry Gould and the Gould Team ReMax Real Estate Centre office at 115 First Street, Orangeville. Faith, Community, Experience... It's Who We Are!
www.kissrealty.ca



How to break into the housing market

(NC) Taking the plunge into home ownership is intimidating at the best of times. When real-estate prices are skyrocketing, buying your first home can seem out of the question. But with some strategic planning and research, it's possible to find a place to call your own sooner than you think.

First things first, you'll need to get your finances in order. This can be easier with the help of a financial planner. An expert can help map out a plan to set aside money for your down payment and additional costs. This process will also determine what you can afford.

A financial planner will investigate and present you with options to help your savings grow and maximize funds you already have.

For example, the federal government offers a first-time homebuyer's plan, which may allow you to withdraw money tax-free from your RRSP to put towards buying a house.

You should also consider getting pre-approved for a mortgage. This means a lender has looked at your credit history and income and will grant you a mortgage for a specific amount. Pre-approval will prevent you from bidding on a property and then getting rejected by a financial institution for the mortgage amount you need.

Once you have a realistic handle on your finances, start looking at locations with a critical eye. You may be tempted by fancier neighbourhoods with turn-key homes. But remember that you'll pay a premium to live in these types of areas. Larger, newer homes often mean higher utility bills and property taxes. Do your homework on these costs in areas you're interested in to get a full picture of what your monthly expenses would be.

You can also look closer at land lease homeownership, a lesser-known but effective way of entering the housing market. This option allows buyers to purchase and own their home, but lease the land on which it sits. The purchase



price of a land-lease home can be up to 30 per cent less than a comparable freehold home in the same market. As a bonus, land lease communities managed by companies like Parkbridge offer amenities such as pools, recreation facilities and bike paths.

You may need to start small or think outside the box to buy your first home. Whatever path you take, you'll build equity and value that will go on to help you move into your forever home.

www.newscanada.com

4 TIPS for a smooth move

(NC) Moving can be an exciting time that usually signifies a new stage in life. Whether it's your dream home, growing family or new job that has you packing up, don't let the bustle stress you out. Here are four tips to ensure a smooth move:

1 Book your movers. Once you've confirmed moving dates, book your moving arrangements. Weekends and the summer months can be busier times. Whether you're renting your own truck or booking professional movers, schedule them as soon as you can so you know you're covered and won't be left short of hands. If you live in a condo or apartment, also remember to reserve an elevator with your property management. A few days before your move date, confirm your truck rental or the scheduled arrival time of your movers.

2 Be prepared. Give yourself time to pack. Early on, order moving boxes and packing tape, so you're not rushed in the final sprint. Most moving companies will supply packing materials and may even offer packing services. If you're doing it on your own, label all boxes and identify which room they're going to in your new place for an easy transition. Remember to not pack personal documents or medications until last, and also consider packing a small suitcase of essentials to use the night of your move.

3 Purge and create an inventory. Packing is the perfect opportunity to purge and create an inventory of your belongings. Many people underestimate the value of their things. Having an accurate list and sharing those details with your insurer will make sure you have the home or tenant insurance you require, so you can be adequately compensated in the event of a loss. Insurance companies like Belairdirect offer a downloadable personal inventory form to help you keep track of everything you own. Just remember to keep it in a safe and secure place. And rest assured, while you are moving,

your belongings will still be protected by your insurance.

4 Change your address. Finally, don't forget to send a change of address notice to the federal and provincial governments. Also notify other services and providers such as your bank, insurance company, utilities or internet providers. The postal service offers a mail forwarding option that may be worth exploring.

Find more information and the downloadable inventory document at belairdirect.com.

www.newscanada.com



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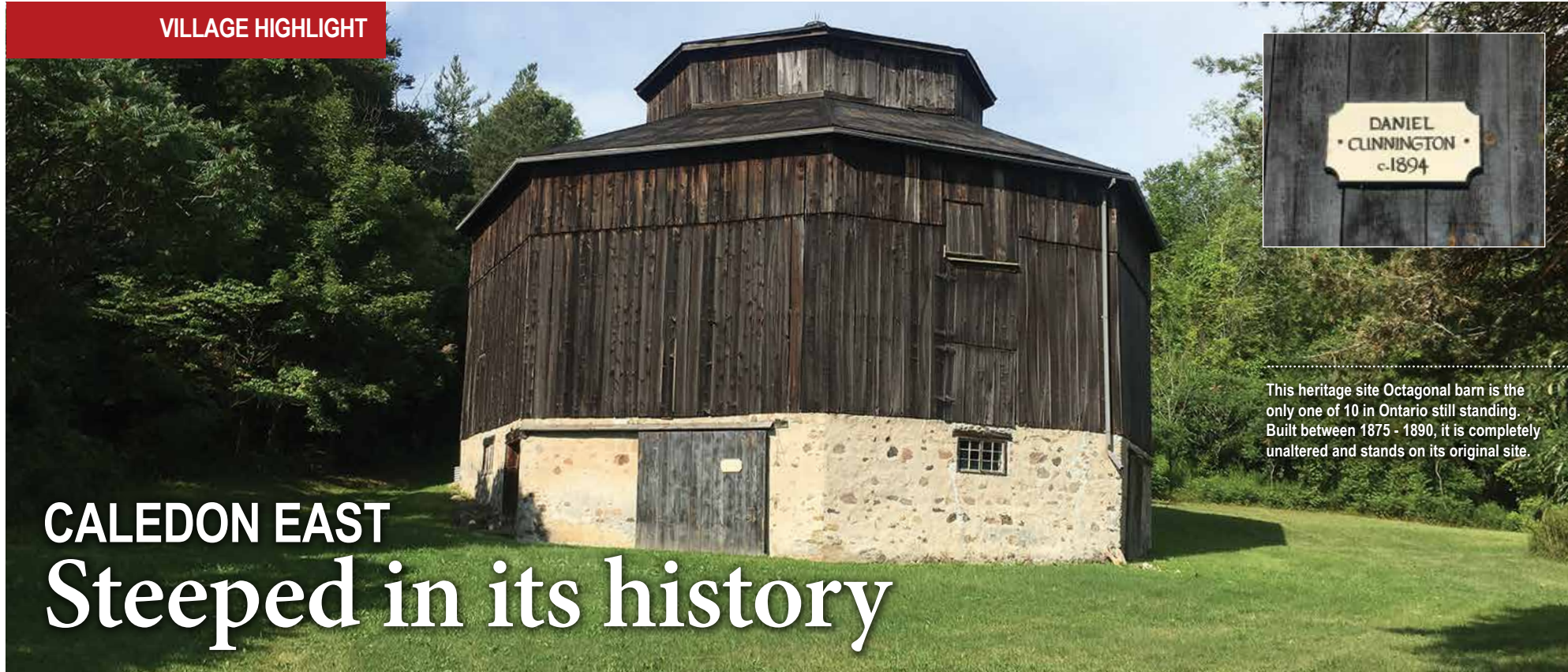
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CALEDON EAST Steeped in its history

This heritage site Octagonal barn is the only one of 10 in Ontario still standing. Built between 1875 - 1890, it is completely unaltered and stands on its original site.



Five of the original settlers of Caledon East were women. Four of them were relatives of the United Empire Loyalists and Rebecca Greer, the fifth, bought her parcel of land from King's College.

Coming from Europe to settle here, for those ladies and many others, was surely as hard as than anything they had experienced. Still, it had the virtue of being able to claim a home, rough-hewn by their own hands, yet belonging to them.

Settlers, each with 200 acres, a road frontage of "20 chains" or 1320 feet, were required to construct a house at least 16 by 20 feet and clear the logs, stumps and all, up to 10 feet in front of their property, on both sides of a future road: creating the 20 foot clearance for the roads, demanded by the township. Dealing with winter and residing there for at least two years finally won them their claims.

Archaeological evidence points to inhabitants here since 10,000 to 7000 BCE, tribes of hunter-gatherers. Centuries later, followed more skilled people who created permanent communities. At one time, an estimated 40,000 people inhabited Southern Ontario. European fur trade hunters of the mid- 17th Century brought their diseases, which killed and diminished the indigenous population.

John Graves Simcoe, appointed British Lieutenant-Governor took command at the turn of the 19th Century. Primary roads were built linking major cities and going north from Lake Ontario. In 1805, land was purchased from the Mississauga Indians that included future Albion, Caledon and Chinguacousy Townships.

The Post Office and the Albion Hotel were both established in 1851, from which time, a

remarkably long lists of schools, churches and taverns grew up.

An acre of land, was given the "United Church of England..." for a church and cemetery from John Bracken, in 1844, who then sold the property in 1845 and no church was built. It was the present site, sold for \$1 to the Diocese of Toronto, where, on June 7, 1901, a cornerstone was laid and St. James Anglican Church was consecrated in 1915. St. James Cemetery was established in 1837, at Old Church Road and Innis Lake Road.

Even now, names come down from the turn to the 1900's. Richard W. Burrell, long time resident and businessman opened his General Store in 1902. Now the LCBO, the front of the old store has been preserved.

Dr. Samuel Allison served as doctor to Caledon East and more, for 55 years. His son, Dr. Thomas Allison was medical officer from 1925 and, an athlete, was recorded as having run 100 yards in 10 seconds.

Today's Caledon East is fast growing with an increasing number of new homes. Much of the old buildings are long gone. Strangely, the main line of shops, cafes and services along the Airport Road running through the village, are not equal to the number of businesses that were a part of the village's fabric in the 1800's.

Increasingly, it is sought now as a place to live for its beautiful location, easy access to nearby cities, the many trails and very good coffee at Gabe's Country Bake Shoppe.

– Written by Constance Scrafield

Source: The comprehensive, interesting book, *Settling the Hills*, published "in association with the Caledon East and District Historical Society," is an in-depth history of the area. It provided all the historical information in this article.



Paul Richardson

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Meadowtowne

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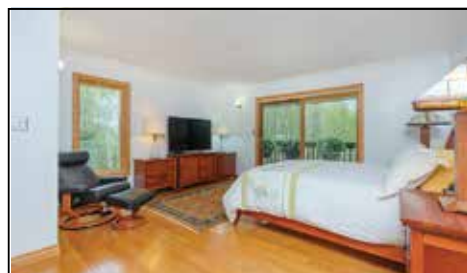


Victorian Replica on 50 Acres

Room to Room on this beautiful property featuring an 8 bedroom Victorian Replica Home with Tennis Court Swimming Pool & Hot Tub. Lots of Space to Add your Barn or Enjoy all the Country Pursuits Your Heart Desires. 23 Acres Currently Farmed. All Wrapped up in a Convenient Location with Spacious rooms to enjoy inside on those rainy days. \$3,700,000

Caledon East Family Home

Fully Renovated with Over 3500Sq Ft Of Living Space Including 4 Bedrooms, Finished Lower Level, 9Ft Ceilings, Quartz Counters, Hardwood Floors, Large Fenced Backyard with Patio and Hot Tub. Walking Distance To Schools, Rec Centre & Shops. \$1,239,999



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Renovated Erin Backsplit

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Private Custom Bungalow

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Vacant Land



MARKET AREA STATISTICS

Orangeville July 2020

Orangeville Statistics - July			
	July, 2020	July, 2019	% Change
# of Active Listings	46	101	-54.46%
# of Homes Listed	87	80	8.75%
# of Sales	73	47	55.32%
List Price vs. Sale Price Ratio	101%	99%	2.02%
Average Days on Market	16	28	-42.86%
Average Sale Price	\$667,375	\$576,996	15.66%

Orangeville Statistics - Year to Date			
	Jan - July, 2020	Jan - July, 2019	% Change
# of Homes Listed	438	566	-22.61%
# of Sales	333	360	-7.50%
List Price vs. Sale Price Ratio	100%	99%	1.01%
Average Days on Market	18	23	-21.74%
Average Sale Price	\$626,486	\$559,702	11.93%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	46
Divided by Sales per Month	73
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.

July 2020 vs. July 2019

The number of active listings in Orangeville decreased by 54.46% in July 2020 vs. July 2019. 7 more listings came on the Toronto Board in July 2020 vs. July 2019, which is a increase of 8.75%. The number of homes sold increased by 26 homes or 55.32%. The average days on the market went down from 28 to 16 days. Average sale prices were up by 15.66%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Orangeville, year-to-date decreased from 566 to 438, which is an decrease of 22.61%. The number of homes sold decreased by 27 homes. The average days on the market decreased from 23 to 18 days. Average sale prices were up year over year by 11.93%.

Caledon July 2020

Peel - Caledon Statistics - July			
	July, 2020	July, 2019	% Change
# of Active Listings	191	287	-33.45%
# of Homes Listed	210	180	16.67%
# of Sales	183	108	69.44%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	22	27	-18.52%
Average Sale Price	\$1,142,430	\$937,549	21.85%

Peel - Caledon Statistics - Year to Date			
	Jan - July, 2020	Jan - July, 2019	% Change
# of Homes Listed	1,057	1,274	-17.03%
# of Sales	584	597	-2.18%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	25	30	-16.67%
Average Sale Price	\$1,050,128	\$934,535	12.37%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	191
Divided by Sales per Month	183
Months of Inventory	1

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

July 2020 vs. July 2019

The number of active listings in Caledon decreased by 33.45% in July 2020 over the same month in 2019. The number of listings that came on the Toronto Board in July 2020 vs. July 2019 increased by 30 homes or 16.67%. The number of homes sold increased by 75 homes or 69.44%. The average days on the market decreased from 27 days to 22 days. Average sale prices were up by 21.85%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Caledon, year-to-date decreased from 1,274 to 1,057, which is a decrease of 17.03%. The number of homes sold decreased by 13 homes or 2.18%. The average days on market decreased from 30 days to 25 days. Average sale prices were up by 12.37%.

EXCITING ANNOUNCEMENT!!

John Walkinshaw Real Estate has expanded, I'd like to introduce you to my daughter, Carley Walkinshaw who has become a licensed realtor and will be joining me in selling and buying homes in your area. She has been working with me for many years as my right hand and having owned and sold investment properties of her own, so she has experience beyond her years.

We are looking forward to expanding our team as well as our business. If you have any questions about real estate or our unique process that will get your home sold faster for more money we would love to chat.



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"Carley handled our transaction with extreme care and diligence. She was able to negotiate a great price and ensure that we signed a deal that was right for us despite several obstacles and tough market conditions. From understanding our needs to executing on a deal and ensuring we were equipped to deliver on our conditions, I truly could not be more happy with how seamless this experience was. I would absolutely recommend Carley to anybody who is looking for a new home " - Brad L



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Built to last, says Kirstin Smith

“This is a unique property,” Kirstin Smith said. She and her husband own this house of, “Big stone walls, 150 years old, it was built in 1866. It’s a limestone structure. The masonry is from Elora Gorge. It’s a similar architecture to Scottish masonry, sometimes called Country Gothic.

“The railway was still coming through,” she noted of the history at the time the house was built. “We’re close to the Cataract. There was a bank and salon so they may have been able to afford the stone and bring it here by train. The town used to be called Little Chicago but Dr. Orton built this house outside the village. It was a gentleman’s home – at the time it was probably looked on as pretty spectacular.”

“My brother was interested in the property’s history,” continued Ms. Smith. “He tried to resource the original deed. Originally, it was 200 acres. My parents bought the land and the house and a second home. It was a cattle farm at one point, so, there was the second house for the workers.”

The fabulous stone house stands now on “98 acres,” Ms. Smith told the Citizen. “Collectively, we had 300 acres; when I severed one of the 100, it was slightly more. My father was looking for a piece of

land where he could build an airfield because he was a recreational pilot. My husband and I renovated the second house.”

With their children growing up, Ms. Smith reckons the family “..don’t need the farm anymore. My father died and mom is in care. We want to stay in the area; we really like this area – I love Guelph, Fergus; Guelph is great city. We’d like to move into an urban setting for just a little bit. I prefer to buy an older home.”

The buyer of this property, “Could have two homes or one as an income; 35 acres are farmed and the rest is conservation/residential. I’ve learned a lot living in this place – it’s unique.”

She mused, “I love it, a heritage home, there are new additions; there were some floors replaced but the original doors are on the rooms upstairs, with the original hardware. It was never gutted: the original structure is real, intact.

“It’s got those beautiful hand crafted features; it’s so straight and has a super solid cosy feel to it, 16 inch stone walls. I just love that it’s a period home. It’s just got this wonderful ambience. We converted oil heat to propane. It also has the original windows on the front and is now almost 5,000 square feet.”

One of the out buildings, so Ms. Smith told us with a laugh, “In the ‘80’s a woman renovated and ran it as a spa; the place does have a really strange history. The airfield was used by my father’s friends from Brampton Flying Club for their practice strip. On this property there’s enough to land a Cessna; they’d have fly-in BBQ’s. Now, it could be another farming field as well.

“The property’s multi functional potential,” she commented. “As a viable farm; for horses; the second house as a rental income. It’s fantastic.

“There’s the Elora Cataract trail – it was the railroad and they took up the tracks.”

A graduate herself of what was the Ontario College of Art (now OCAD), Ms. Smith remarked, “I love the art scene in Elora and Guelph. Circumstances mean we’ve got to move on with our lives. It was basically my parents’ land that I’ve been managing and organizing. Anyone who buys it will see it for what it could be ...I hope we find that buyer that will love it for its being unique.”

To expand somewhat on Kirstin Smith’s historical notes, she is right in saying that Orton was once called Little Chicago. That was the honorarium bestowed by local people on the only business at this cross roads of Erin and East Garafaxa, Mooney’s General Store. There too, the Credit Valley Railway established a station, intending to increase business for the company. Not surprisingly, it also benefitted the business done by Mooney’s store.

In 1881, a post office was established, Tom Turner as postmaster. However, the name was changed at the time in honour of Dr. George T. Orton, considered an eccentric in the neighbourhood, Conservative MP for Centre Wellington and the initial builder and owner of this farm. The post office was taken over by the General Store’s owner, William Mooney, who moved the office into the store, in 1883. He ran it for 32 years, when he died. His son then became Postmaster until 1923.

Orton Public School was established in 1892.

The ebb and flow of the years pre- and post- 1900 saw Orton’s rise and decline, as a thriving business centre during first half of the 20th Century. With increasing business between cattle and crop farmers and the railway, The Exchange Hotel was built and busy; Union Bank constructed premises next to Mooney’s within the first year of the new century.

As the 1900’s became motorized, the world changed and so did how people lived and managed business. Individual businessmen could fetch livestock and crops without the cost of rail freight. A local shop was less important when locals could drive to larger, nearby towns: Fergus, Orangeville, Guelph. Over the decades the bank, the hotel, the store had shut down; even the school had been closed. By 1990, the last vestige of the rail was being taken away.

Although a new subdivision has been built since the turn of 2000, we are fortunate to still have to admire and to live in fine historical homes. Still standing strong and beautiful.

As the Citizen was informed by a local source, “Orton today has a very high local community spirit. Next to the community church on John St is a new 3 acre park which hosts events such as chicken BBQs and July 1 fireworks display. It also offers baseball, ice skating and hockey on a covered rink and a kids playground. The park borders Rails for Trails offering hiking, biking, horseback riding and winter snowmobiling.”

Ms. Smith summed up her own feelings for this farm and property. “This is a beautiful house and the privacy is wonderful,” she said, promising, “No one is going to develop the land around. The view is unobstructed. In the winter, it’s fantastic for cross country skiing.

“But it’s a quick drive to anywhere. Fifteen minutes to Guelph, Fergus, even Orangeville. No one is going to move in next door, cutting off your view. There’s a good barn; income potential.”

Meanwhile, as she commented, “Now, it is time for us to downsize. I’d like to get back my art – I studied and worked in printmaking. Be nice to get back to that.”

– Written by Constance Scrafield
Listing Price: \$2,299,000

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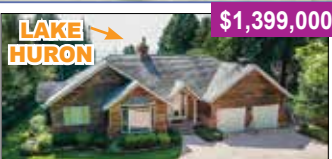


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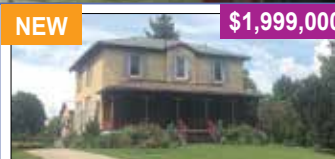
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LAKE HURON \$1,399,000

ON THE BEACH

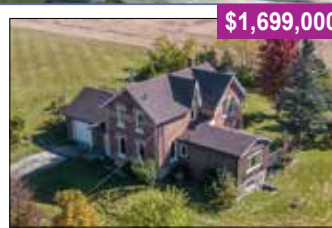
3 bdrm bungalow, 18' ceilings, granite counters. Fabulous views of beach & lake from gazebo. Private road, mature trees & groomed hedges. Garage with separate workshop area.



NEW \$1,999,000

CIRCA 1860 MANOR

Historical features/modern conveniences. 4 bdrms, eat-in kitchen. 6+ acres, towering trees. European style natural pool. Plus 4 bdrm, 2 bath guest house. Kitchener/Stratford



\$1,699,000

WORKSHOP/HANGAR



GORGEOUS 101 ACRES

Updated 3 bdrm Victorian with orig. features. Solarium w/heated flrs & fabulous views. 44x66 ft barn/workshop/hangar. 65 acres farmed. Forest, trails & bunkie. Call Wayne.



\$2,299,000

THE ART OF STONE - 98 ACRES, TWO RESIDENCES

1866 farmhouse, 4 bedrooms, 4 baths, 4500 sq ft. Elegant features, crown mouldings, wainscoting, original baseboards and floors. Possible inlaw suite. 98 scenic acres. Bank barn. Plus 3 bedroom bungalow and sep. studio/workshop. Metropolitan Orton.



WORKSHOP/STUDIO



NEW \$1,299,000

CHARACTER HOME ON 2 ACRES

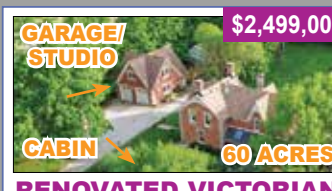
4+2 bedroom board & batten bungalow with loft is full of character. Walkout lower level with rec room, sun room and 2 bedrooms. Many decks with great views and brick outdoor fireplace. Above ground pool. Detached heated workshop.



\$879,000

MESMERIZING 2 ACRES

Gated driveway to two original square log homes blended together to make this warm & inviting escape. 3 bdrms, sunroom, eat-in kitchen with walkout plus lower level inlaw suite with sep. entrance. Separate workshop. Gardens. Call Wayne Baguley.



GARAGE/STUDIO \$2,499,000

RENOVATED VICTORIAN

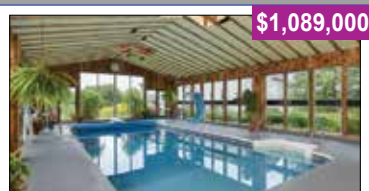
3 bdrms, stunning kitchen + outdoor kitchen overlooks pond. Dbl garage with office/studio. Sep. workshop, guest cabin, drive shed, pond & river.



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NEWLY RENOVATED ON 10 ACRES

Beautiful 4 bedroom brick home on 10 acres. Heated bathroom floors, Indoor pool. Separate large workshop ideal for woodworker/car buff/storage. Private yard with perennials & trails through the bush with stream. Call Wayne Baguley.



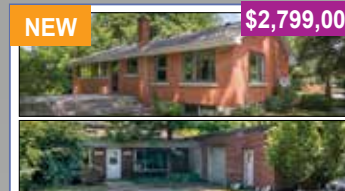
INDOOR POOL



HOCKLEY VALLEY \$1,499,000

SPECTACULAR 94 ACRES

Late 1800s brick farmhouse. Rolling land, forest, open fields, crops and phenomenal views. Live in the existing home or build your dream home.



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4.5 ACRE LOT

Stunning 360 degree views. Rolling land, ideal for a walkout basement. Surrounded by open fields & forests.



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SURROUNDED BY VIEWS

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It's the **MARKETING**, the **EXPOSURE**, the **RESULTS!**

REFERRED BY REPUTATION FOR OVER 30 YEARS, JUST ASK YOUR NEIGHBOURS!



ELEGANT & STATELY BUNGALOW

3+1 bdrms, 3 baths, w-out bsmt w/kit, bdrm, family rm, office & bath. Perfectly set up for 2 family living w/cathedral ceiling in living rm, updated master bath w/heated flrs, durable hdwd & ceramic flrs, open kit to family rm & access to deck & its views. 1.2 acres, fully fenced lot, furnace & A/C 2018 & 2 car garage. **Adjala \$1,249,000**



PRIVATE, GATED EXECUTIVE HOME

Bungalow, 4+1 bdrms, 5 baths, family rm w/hdwd flr, stone fireplace & w-out, kitchen w/slate flr, granite tops & w-out, master has hdwd flr, 7 pc. ensuite & his/hers closets, 2nd bdrm w/3 pc. ensuite, fin. w-out basement w/sep. entry, rec. rm & bath. 25.5 acres, 2 car garage, out buildings, pond, forest & trails. **Caledon \$1,999,999**



WORLD CLASS VIEWS

Quality & attention to detail create this serene country residence on 14 acres. Sleek yet refined interior w/multiple windows & walk-outs maximizes the views even from the finished w-out basement. Hemlock flrs, multiple fireplaces, gourmet kit open to sunroom, sensational grounds, massive deck & outbuilding for storage. **Mono \$2,100,000**



PICTURESQUE & SPECTACULAR VIEWS

This property has 2 homes, 2 barns, drive shed & 88 acres. Healthy mature forest, ever flow stream, original log home built in 1954 & 2nd residence built in 2004. 2 road frontages & close to Shelburne for shopping. Very unique opportunity w/enormous potential. **Mono \$1,479,000**



BUNGALOF ON 1 ACRE LOT

5000+ sq. ft, 3 bdrms, 3 baths, kit w/granite counters, main flr master has hdwd flrs, w-in closet & 5 pc. ensuite, fin. w-out basement w/rec rm, entertainers kitchen, island, s/s appliances, woodstove, games rm, theatre area, bath & w-out to covered patio. Multi family home & perfect commuter location just N. of Brampton. **Caledon \$1,699,000**



LIST OF UPDATES IS LENGTHY

Open concept kit/great rm, new office w/sep. entry, 3 bedrooms, 3 original baths are updated, hydro extended, new windows in great rm wing, Pella in bdrms, CAT 5, forced air gas, A/C, tankless hot water, stainless steel appliances & new septic. **Schomberg \$799,000**



NEVER SEEN ANYTHING LIKE THIS

Total transformation of a church into open concept bungalow w/ 2+3 bdrms & 4 baths. True cathedral ceilings, maple flrs, kitchen w/ 6 burner gas stove & high-end s/s appliances, 3 spacious bdrms w/luxury baths & heated flrs in lower level. Lg. loft bedroom. State of the art 3 car garage w/ 10 ft. bay doors & nanny suite above. **Melancthon \$979,000**



PRESTIGIOUS CALEDON ESTATE

Seclusion, beauty & luxury. Enjoy working, hosting parties, swim, fish, bike hike, skate & relax without ever leaving your sanctuary. Highly detailed, meticulously & thoughtfully transformed. Inside & out loaded w/upscale finishes, features & infrastructure. Comprehensive package that is rarely available. **Caledon \$2,599,000**



51.81 ACRES OF NATURAL BEAUTY

Views across ponds towards Conservation lands, ideal for your country dream project. Gently rolling terrain allow for functionality. Old farmhouse may serve to save on some development fees, set back from the road w/private drive. Mins to shopping in Orangeville, ideal location for a private escape, only 45 mins to TO. **Caledon \$2,400,000**



23.66 ACRES, PARADISE AWAITS

Build your dream home tucked away w/forest, pond & privacy at your fingertips. Set the home for the best advantage of each. Have trails for hiking, dog walking or winter sports. The possibilities are limited only by your imagination, it is a natural haven. **Mono \$679,000**



28.89 ACRES, 2 ROAD FRONTAGES

Picture sitting in your great room, feet up, fire on, watching the sunset without a thought of the world beyond. Rolling hills, a mixed bush, rolling meadows as far as the eye can see. Build your dream home, like you've always wanted. Near golf, ski hills, biking, hiking, horse riding, all you would expect from a country retreat. **Mulmur \$519,000**



52.15 ACRES, FABULOUS VIEWS

Flat fields w/gentle roll allow for a variety of usage, A-1 zoning. Few mins to Hwy 10 & Orangeville for commuting & shopping. Ideal location for equine facility or custom agr-tourism w/nearby wineries & craft breweries! Farmhouse & barn are functional, potential for improvement. Use for your own personal country escape or future potential. **Caledon \$2,800,000**