

RESALE HOMES COLLECTIONS

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ORANGEVILLE/CALEDON

VOLUME 1, ISSUE 4



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Continued on page 4

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A place to call Home

Jaime Sala is the present owner of the farm on the 4th Line of Mulmur, currently for sale, that offers “the views and pastoral scenery, overlooking over all the land. You can see for many miles - 15 miles from every angle.

“We’ve been here just over three years,” she commented. “We were attracted here after a search for a place to keep the cows. They are our cows, mainly for our own consumption, Scottish Highlanders and their meat is very heart-healthy. The Queen of England only eats this kind of beef. This health benefit is the attraction. They’re not in pens, just on the farm, running around, so, there’s very little fat in the meat.

“We’re moving to a farm in Caledon,” she told

the Citizen “where we’ll take all the animals.”

There was plenty to tell about the house: “We’ve updated the house considerably,” said Mrs. Sala. “It’s still the old farmhouse as far as the structure is concerned. We took back the inside of the main structure; we blew in foam insulation; the structure was re-enforced. The owner before us took out a lot of the interior walls. It was an old fashion house – there was a front room and kitchen, which is now open plan downstairs. When the town moved

offices, a lot of papers were lost but they think this house was built in the late 1880’s.”

The second residence on the property, with two bedrooms, was added much later.

“This historic home certainly does have a fireplace, a wood stove. That was the only heat, wood source when we bought the place. We tried it for one winter; the next year, we put in a furnace, a high-efficiency propane furnace and all the ductwork.”

She said, “The grounds here are amazing and the location is beautiful.”

She continued by talking about the barn, with a lot to offer horse people “We put in 60 x 100-foot barn, with space for 400 round bales of hay for horses and cattle. There’s a run in for horses in the front – the first 12 feet is a run-in. Then, there’s an aisle, with a tack room and 5 stalls.”

A professionally built sand riding ring stands next to the barn.

With 45 acres of land to grow hay and 12 acres of grazing, Mrs. Sala was happy to say, “We grow all our own hay, so, there’s nothing we have to buy, which is great. I ride over our 71 acres here. So, there’s lots of riding area. It’s very pastoral, rolling hills and anyone would have a tremendous time riding here.”

“This is a wonderful place to live,” said Mrs. Sala. “We’ve really enjoyed it.”

– Written By Constance Scrafield

Listing Price: \$1,895,000

For information about this property call Sarah Aston from Sutton – Headwaters Realty Inc. 519-217-4884



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FOR SALE

92 DE ROSE AVE.

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139 HUTCHINSON



SOLD

317 ELLWOOD DR.



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John Walkinshaw and his daughter Carley are licensed real estate agents who are life long Dufferin County residents and are very involved in the community. They support many community causes, both financially and through their time as volunteers.

Laura Walkinshaw uses her talents to accomplish administrative and marketing duties that keep their clients informed of what is happening in real estate both in the region and in the province.

"Every client is different," John explained. "Every client has a different need and a different goal. We spend a lot of time with each client getting to know them and getting to know what their personal goal is. We tailor our real estate process to what is going to meet the client's goal. I think that separates us from the average agent."

Over 80 percent of their business comes from satisfied clients who have recommended the Walkinshaw's services to family and friends.



"Most of the business that we get comes from people that know and trust us, and trust us enough to tell a friend," John said. "And that means a lot to us. It also gives us a higher level of responsibility."

With a variety of properties in the area, from small townhouses to fully detached homes and rural acreage, they are knowledgeable about the different aspects of purchasing each type of property.

From the amenities in any given neighbourhood to helping new rural property owners with learning about septic systems and wells, the Walkinshaw team serves a diverse group of clients.

With the current situation leaving many people concerned about social interaction, the team has worked to adapt to the client's needs when both searching for a home and wanting to sell.

"We've been able to easily adjust to that," Carley explained. "We have our virtual walk-through videos for all our listings. If someone doesn't want to show their property or if a person doesn't want to visit, we can show that video before they ever walk through the door. That way we have only the most serious and qualified buyers entering the home for everyone's safety."

While John and Carley deal directly with clients, Laura maintains the business from behind the scenes.

She studied business in school but also enjoys the creative aspect of showing a home in its best light.

"The marketing aspect is really interesting to me," Laura explained. "We focus on being full service, which means something different for every client. Each of the properties we market very differently.

...We have our virtual walk-through videos for all our listings. If someone doesn't want to show their property or if a person doesn't want to visit, we can show that video before they ever walk through the door. That way we have only the most serious and qualified buyers entering the home for everyone's safety...

For our buyers, finding them what they actually want and need is important"

The team said that when dealing with clients, they go beyond just being real estate agents. They develop relationships along the way and help clients who need the services of other home-related businesses.

Helping clients in the best way possible is evident in the tag line from their videos that states, "It would be an honour to serve you."

John can be reached by telephone at, 519-942-7413. Carley can be reached at 519-278-5149.

You can also visit online at www.walkinshaw-partners.com and view current real estate listings in your area.

— Written by Brian Lockhart

RESALE HOMES COLLECTIONS

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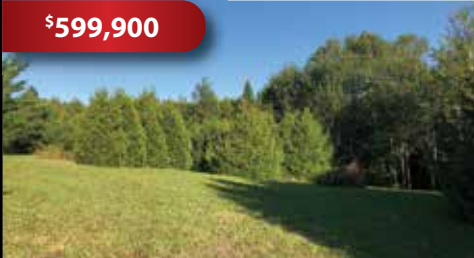


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44 ACRES - COUNTY ROAD 11 Property features mixed bush, open meadow and spring-fed Pond. Build your next home just a short drive from the Town of Shelburne!

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\$1,286,000



ARTISTIC MODERN HOME 2+2 Bed, 4 bath home features a gorgeous kitchen w/ huge center island perfect for a large buffet. Shines with abundance of natural light & multiple walkouts to rear yard & forest, on both levels.

\$1,195,000



IMMACULATE HOMESTEAD Well-kept home features walkout to patio & open concept eating area. 4 bed, 3 bath farmhouse, 54 acres with original bank barn & drive shed.

\$2,149,000



MARRIAGE OF TWO CENTURIES 1885 built house with wide trim, doors, pine floors & staircase, deep window wells + a huge board & batten addition to compliment the living space. The list goes on...



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Moving in and...

Getting settled in your new home after a move is exciting as a fresh start or a new chapter in your life journey and for many can it can be overwhelming, especially if it's a blending of multiple household contents, styles & tastes and personalities!

If you organized your move by disposing of contents you did not want in your new space beforehand, or you have been living in your space for a while, you may have fewer decisions to make, however, can still benefit from assessing what's staying, what's to be stored and what you may wish to release as you create your new accessible, safe, functional and beautiful living spaces. These are some considerations as you make your house a home in the shared common areas:

Place items and accessories in areas close to where they are typically used and within easy reach. Consider what the items are and how they are used and where they are most. If your dining room doubles as a work-space for business or schoolwork, designate a cabinet, drawer or shelf to place the work supplies, power cords, resources and devices when you've finished for the day.

In the kitchen, placing cutting boards, knives, peelers, shredders and other tools in a section of drawers or cupboards below or next to where you prep your meals, within quick easy reach. Using drawer inserts or small bins allows you to space items out and see what you need at a glance instead of being piled on each other.

In the bathroom, designate a caddy or tray for each family member to contain all their essential day to day items. These can be organized on the counter, a shelf or in a cabinet. All specialty items or overstock can be placed in bins in a cabinet or closet in or near the bathroom.

When storing household items, avoid placement and stacking of items which requires you to move things out of the way to access them and to return them. This could be a safety risk and it increases the opportunity for items to be shoved in and tucked away or not put back because it's too complicated. Instead, consider organizing these items by using dividers & risers or containers to separate the groupings and placing items vertically where appropriate to safely store and access. Vertical storage is great for frying & baking pans, cutting boards, pot lids and serving trays. Stacking nesting bowls, same size dishes & serving ware, food storage containers with their lids on, towels and bedding as well as supplies for ease of access is always a great solution!

Implement a common resource area. Some call it a command or control center, essentially, it serves as a specified common area in the home that all can use to

place and access important information and items. Consider a key box or holder with labelled keys, an incoming mail tray, file or box, a recycling/waste bin, and a binder containing sections for important contacts, a list of common community, health & wellness, medical and pharmaceutical resources and local service providers and warranty/receipts for appliances and other equipment. If you benefit from using a calendar, this is the perfect placement for a quick view, updates and notations of what needs to be scheduled. Adding a small supply area containing extra batteries in various sizes, backup phone charging cables, tape, stapler, pens and notepads; spare lightbulbs, emergency candles, lighter/matches and small toolbox containing household tools such as a tape measure, hammer, all in one screwdriver, allen key and nails, adhesive hooks and other common supplies used less frequently and may come in handy when needed.

Get comfortable with empty spaces. If you have an awkward cabinet, drawer or closet, leave it empty! Avoid the temptation to find items to 'fit' those spaces. They weren't created for function, instead, they usually serve to complete the esthetics of the space or to appear as an 'extra' storage space and add little to no value for your items. Having well-spaced items and some empty spaces on countertops, furniture, shelves, in drawers, cabinets and closets also allows you to clean and maintain the areas with ease. Visually, it allows you to find what you need as the items contained are clearly showcased



and accessible and encourages all items to be returned to where they belong rather than random placement as it's more obvious when items are out of place.

As you live in your new home, continue to edit and move things around until you find what truly works for everyone! It's your home, enjoy!

— 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. Ida is an active member of the Professional Organizers in Canada association and the Executive Chair for the North GTA Chapter.

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Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - September

	September, 2020	September, 2019	% Change
# of Active Listings	99	212	-53.30%
# of Sales	78	56	39.29%
Average Sale Price	\$899,010	\$692,576	29.81%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - September, 2020	Jan - September, 2019	% Change
# of Sales	507	424	19.58%
Average Sale Price	\$811,382	\$689,657	17.65%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	99
Divided by Sales per Month	78
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.

September 2020 vs. September 2019

The number of active listings in Dufferin (excluding Orangeville) decreased by 53.30% in September 2020 over the same month in 2019. The number of homes sold increased by 22 homes or 39.29% in September 2020. Average sale prices increased by 29.81%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 83 homes in September 2020 over the same month in 2019. Average sale prices were up by 17.65%.

Orangeville real estate market thriving amid seller's market

THE ORANGEVILLE REAL ESTATE MARKET IS VIBRANT AND HEALTHY after rebounding from a sudden decline when the COVID-19 pandemic forced a lockdown and many sellers decided to pull their homes from the market.

The sudden drop in activity was not regional or even provincial in nature.

Nationally the industry came to an almost grinding halt in March when the bad news was announced and many people either decided they didn't want strangers in their home or that the current situation was just not the best time to move.

Local real estate was off to a good start early in 2020.

In January and February of 2019, the market saw 64 sales of residential homes. During the same period in 2020, the number rose to 77 giving local realtors an indication of a strong year for home sales in the region.

When the COVID-19 situation brought the economy and many businesses to a standstill, realtors could only wonder how this would affect their industry. Since this has never happened before, it was a 'wait and see' period for many brokers and agents who realized they would have to adapt to a new way of doing things, at least for a period of time.

From the end of March to the beginning of June, there were almost no sales as homeowners were leery of having showings and started de-listing their properties. To make matters worse, the spring market is traditionally the busiest time of year for the real estate industry.

The properties that remained on the market were those where the owners needed to sell and couldn't wait for things to blow over.

As the province moved into the next phase of re-opening the economy, realtors adopted new protocols for showing houses that made both home sellers and buyers more at ease with social interaction.

Once this was accomplished, the Orangeville market once again picked up as buyers wanted to start touring and sellers felt less anxious about having strangers in their home for a few minutes.

The pandemic has had a direct influence on the local market as many residents of the GTA are seeking

...As the province moved into the next phase of re-opening the economy, realtors adopted new protocols for showing houses that made both home sellers and buyers more at ease with social interaction...

homes north of their current area. As more and more people are working from home, many buyers have decided to leave the larger urban areas where they can enjoy a more idyllic lifestyle and avoid the hassles of commuting and fighting heavy traffic.

The result is a situation where there are more buyers than available inventory.

This has given a healthy boost to the local market sending prices up as multiple buyers bid on the same property.

Between June 1 and October 1, 2019, there were 193 home sales with an average sale price of just over \$580,000.

This year, during the same time frame, there were 268 sales - a 38 percent increase in sales volume - and an average sale price of \$681,000.

Not only are homes selling quickly, but there are also multiple buyers making offers.

The hot sales don't apply to any particular neighbourhood. Every part of town is seeing this increase in activity.

The current trend in home sales not only affects Orangeville, the entire Headwaters region is experiencing the same growth.

Rural properties have also seen an increase in both price and popularity as many members of the baby boomer generation are seeking a country setting when looking toward their retirement years.

The COVID-19 pandemic may have caused a temporary slump in the sales of the homes, but a new way of living for many people and a good response by local realtors means the local market is thriving and healthy.

Written by Brian Lockhart



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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\$1,565,000



554415 MONO AMARANTH TOWN LINE



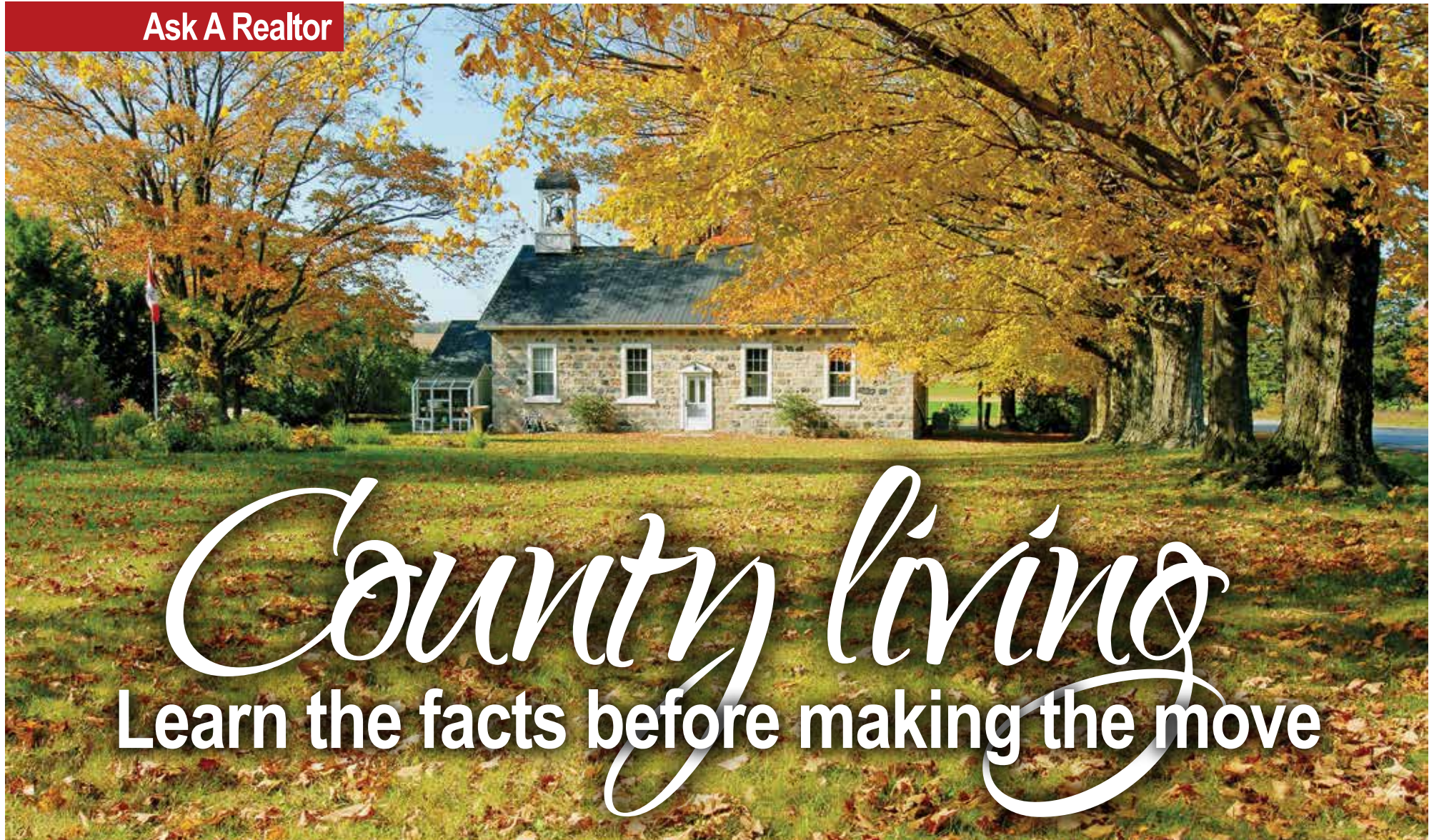
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Country living

Learn the facts before making the move

For many people, the idea of moving out to the country and enjoying a rural lifestyle is a dream they have had for years.



Moving to a rural location offers many advantages for someone looking for that lifestyle.

At the same time, anyone interested in purchasing a rural property should be well aware of the challenges that country living will throw at you.

Most people choose to live in a rural setting because they value peace and quiet and the tranquillity that comes with seeing an open field or a stream that meanders through the woods behind your home.

Waking up to the sound of birds chirping and seeing squirrels playing in your yard is a lot different than hearing the sound of big city traffic just a few metres away in the morning rush hour.

Over the past year, Dufferin County has seen an influx of people from larger urban centres looking for rural properties.

The fact that your neighbours are likely a considerable distance away makes this an attractive move for homeowners that are used to living very close to their neighbours in a typical subdivision.

The homes on rural properties are unique. Many are custom-built, and at the very least you won't find 'cookie-cutter' style homes built on a country lot.

The variety of home styles is attractive to city dwellers who are looking for something different.

One of the features that make Dufferin County so attractive to those searching for rural properties is the proximity to town facilities. Someone buying a country home in Mono or outside of Orangeville still has the ability to make a run into town without having to travel too far.

Your cost of running a country home will also be slightly less than that of a residential area due to lower property taxes.

There are of course challenges to country living that you need to be aware of if you are considering making the move to that less travelled road.

Many people who were born and raised in the city are shocked to learn that their water will be coming from a well. Others are equally surprised to learn that natural gas lines do not service wide open country lanes and they will be heating their home with other fuel sources.

If you are one of those people who take a lot of pride in the condition of your expensive car, rural gravel roads can exact a lot of revenge on your paint job.

Even if you aren't worried about the odd stone chip in your paint job, be prepared for days you may not be driving at all. Severe winter

weather can snow you in – sometimes for days. The region's snowplows are efficient and get the job done, but rural areas won't be first on the list.

One thing you should think about when thinking of buying rural property is the time you will need to spend on maintenance. If you buy a home with several acres of grass, plan on spending considerable time mowing the lawn.

That also goes for raking up the leaves every fall and cleaning up debris in the spring.

A major consideration when looking for an out-of-town property, especially these days, is the lack of high-speed internet.

If you are planning to work from home, you better make sure your internet provider can give you the service you need.

Country living has a lot of advantages. However, learning everything there is to know before making the move will prepare you for the challenges and make your stay much more enjoyable.

Whether you are looking for a rural property or a house in town, the Gould Team is ready to help.

– 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,
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Skylights

Proper planning and installation for home enjoyment

Skylights can be an amazing addition to your home. They allow rooms to be illuminated by natural light, saving you money on your electricity bill while providing an appealing addition to your home.

The drawback is that no matter how you look at it when you have a skylight installed, you have a big hole in your roof.

This isn't a problem – if the skylights are properly installed.

If you try to go the route that saves you a few dollars, you may be disappointed later when you find a leak after the first big rainstorm.

There are many things to consider when purchasing a skylight.

Energy efficiency, watertight seals, sound reduction, and wind resistance are important factors. You can also look at other options like shading, UV coatings and ventilation.

Choosing where to place your skylight is an important part of the planning stage.

You have to remember the sun isn't always in the same place. As the sun moves across the sky, it will affect how the light enters your home.

A skylight facing the south will produce dramatically different results from one that is facing north.

For example, a south-facing skylight allowing direct sunlight into a kitchen area will have a dramatic effect on your kitchen cabinets. You will probably end up with fading on the surface. In a case like that, you may have to consider a skylight with tinted glass that blocks ultraviolet rays.

The most important thing to remember when having skylights installed is that they have to be installed properly.

If you decide to do it yourself, you should do a lot of research so you've got all the necessary information. Otherwise, you'll be disappointed later when you are running for a bucket to catch the rainwater seeping into your house.

Your best bet is to contact a qualified skylight installer who has the professional experience to make sure the job is done right.

Call Joe at Bright Skylights at 416-705-8635 for professional skylight installation.

– Written by Brian Lockhart




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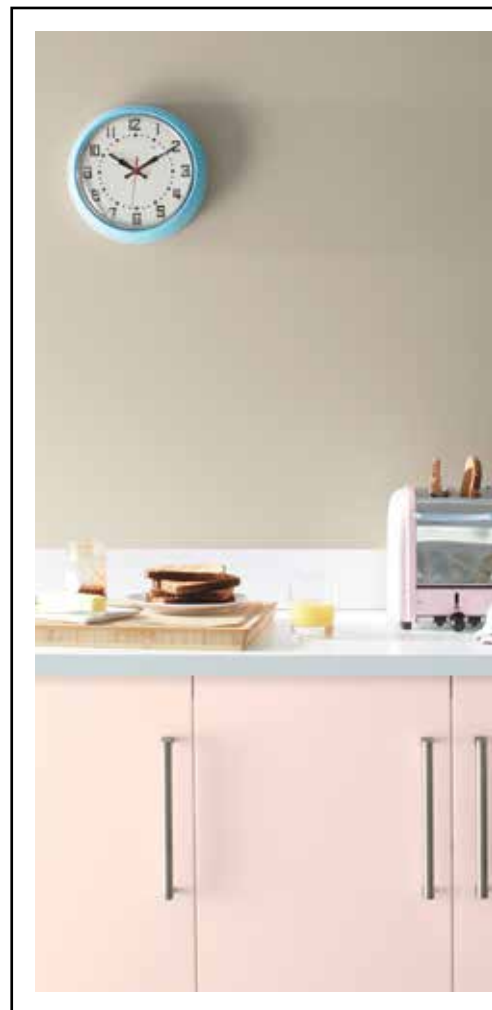
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MINIMAL STYLE with maximum comfort

(NC) Minimalism is getting maximum attention these days, since this style of design no longer needs to have hard edges or be uncomfortable. The new approach celebrates nature and serenity without sacrificing warmth and comfort. Sharon Grech, Benjamin Moore colour marketing expert, shares her three tips on how to create a warm and inviting minimalist space in your home.

BUILD ON YOUR BASE COLOURS: Like all good design, minimalism starts with the basics. The first step to beautiful design is selecting your colour palette of two to three colours that you will use throughout your space. Warm neutrals like creams, beiges and greys will help create a timeless and subtle starting point that lets your décor shine. "Neutral paint colours like Thunder AF-68, White Heron OC-57 and even a muted rosy hue like the Colour of the Year 2020 First Light 2102-70 are ideal choices for an inviting minimal space," says Grech.

ADD NATURAL TEXTURES. The key to an inviting design is thoughtfully adding texture and layers. Natural materials and textures have a calming effect

and add softness to minimal spaces. Complement your neutral base colours with woven rugs, wooden chairs, rattan furniture and plants to add depth and visual interest and create an inviting and serene look. Group accessories in neutral shades together – think antique whites, sun-bleached beiges and stormy greys to create a harmonious look that is easy on the eyes.

DO IT YOURSELF: Consistency of colours, textures and tones are essential when creating a warm and inviting minimal space. One way to achieve a consistent look is to paint wooden furniture and cabinets to create a unified and complementary set of tones throughout your home. "Painting wooden furniture and cabinets is an approachable do-it-yourself project. There are two key elements to properly painting furniture: first, smooth out any uneven textures using sandpaper. Second, make sure you use a high-quality paint designed to minimize brushstrokes, like Advance interior paint from Benjamin Moore."

www.newscanada.com

PALGRAVE

Small but vibrant

Within the dense forests in northeast Albion, there were land grants surveyed and ready to be claimed but it was nearly impossible to find and access them for the new settlers, coming to this new world. A few of them engaged an engineer to help them find their way. Other regions benefitted from the finished roads and good trails that had been built and extended. With what is now Highway 50 (formerly Campbell's Road) stopping short of the fledgling settlement of Buckstown - or Palgrave - it was not until the later 1850's that the hamlet became recognized.

Driving into Palgrave today, the sign for the village names 1846 as its heritage date and this is certainly justified by the dwellings of a few intrepid souls, most famously Buck (Brian) Dolan. He was well known for his hunting abilities and his penchant for enticing hunters from Toronto to come and enjoy the abundance of wildlife.

Eventually, a transition of the name commonly used of Buckstown to Palgrave, was instituted by the postal authorities in 1860. There were two collections of dwellings and businesses, only slightly separate north and south of each other at that point, on Campbell's Road and the postal authorities placed their office in the southern one, designating it Palgrave. Although there were various versions of after whom the village was named, it is widely accepted Palgrave was named in honour of Francis Turner Palgrave, a British poet and Fellow of Exeter College in Oxford, England.

It was the success of the community of Ballycroy and the extremely bad roads that inhibited the growth of Palgrave in those early years in the 1850's but in 1861, Robert Matson, the first postmaster, finally built a store which encouraged one business after another to join him in Palgrave.

When the Hamilton and North Western Railway Company put a railway through Palgrave to Collingwood in 1877, there was already a population of some 150 people living there, which number increased twofold with the further building of the Primitive Methodist Church, within a year of the

railway's arrival to the village. Even once the railway was no more, Palgrave remained as a thriving community. This is partially credited to the attention of the area received as a place to hunt, beginning with Buck Dolan bringing people to hunt there.

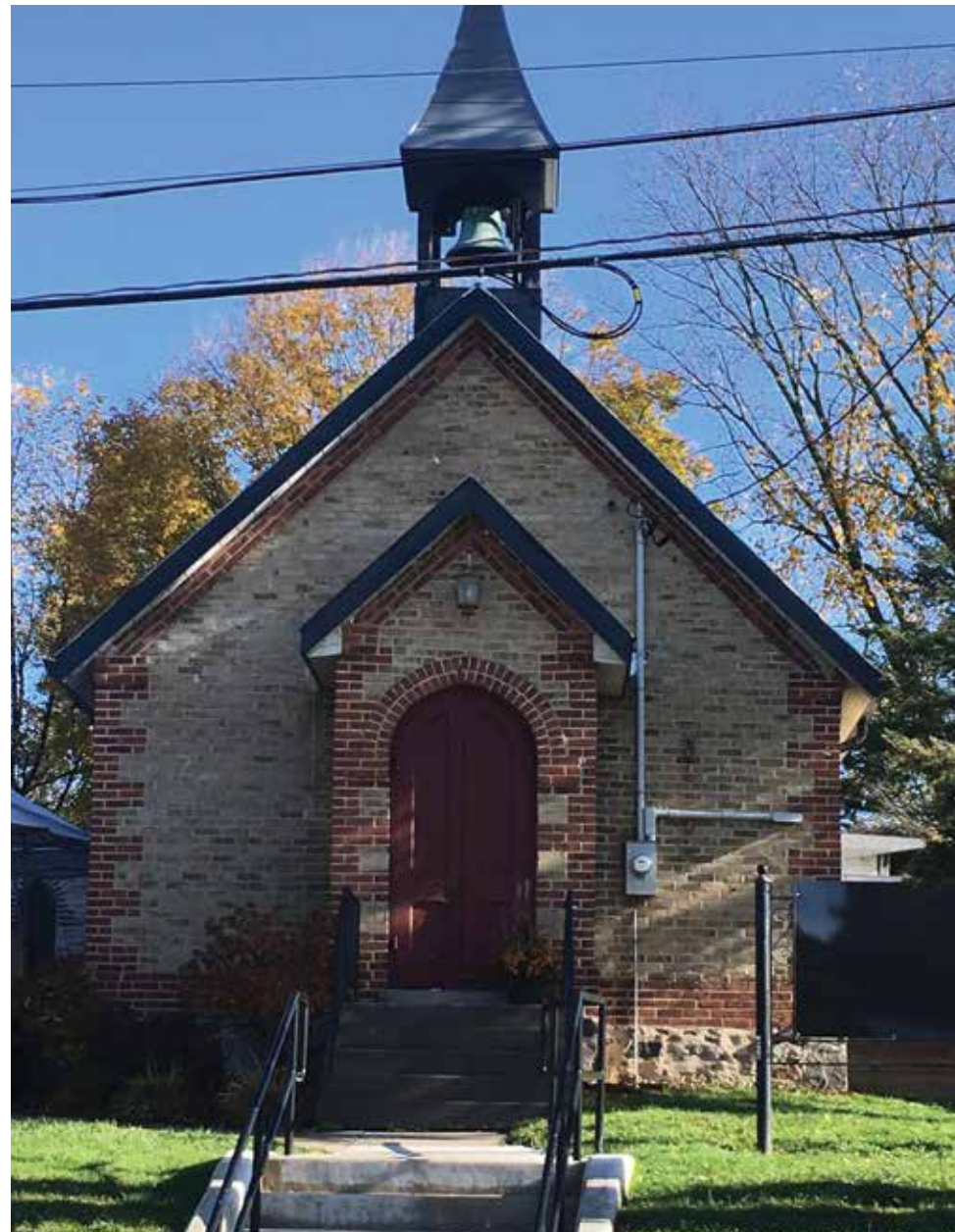
As a consequence, more or less, there are still some 3,000 acres of conservation areas, owned by the Toronto Conservation Authority, surrounding the village and developers are required by a bylaw to leave enough land for recreation. Downhill and cross-country skiing in the winter and hiking, camping, and picnicking in the summer are all part of the attraction of the region.

Schools in the 1800's were held in buildings not expressly built for them; teachers began teaching in their teens. The first school was built in 1869 on the farm of Hugh Cargo and, finally, the School Board Trustees built a brick schoolhouse near the centre of Palgrave in 1900.

There are a number of hotels in Palgrave's history pages, the most famous of which was the Queen's Hotel. That was built by John O'Connor in 1877, on the west side of the road, just north of the railway station. Very soon afterward, James Coulter moved his New Dominion Hotel from its original stand across from the school to a post right across the road from the Queen's Hotel.

However, John O'Connor had been busy in the neighbourhood.

He had lent sufficient money to the Primitive Methodist Congregation to build that new church and then refused to accept their repayments, even though he was a Roman Catholic. Shortly after the New Dominion was moved, he bought it out and Edward Young's Butcher shop moved into it. There were no restrictions on liquor sales in those days and the hotel had a reputation of being the right place for a good time. Monthly fairs were a highlight of local life and the hotel's yard hosted any number of farm animals as a marketplace for people to bargain, sell and buy, after which they filled the hotel, looking for a refreshment and Mr. O'Connor was there to see they were not disappointed.



As with so much of this early settlement land, what remains varies according to the whims of history but most hamlets, larger or smaller, have some buildings left to tell their tales. Two of them are on the main road through Palgrave, Highway 50.

One is the former Elm Tree Hotel, the conversion of which was begun in 1997 by Dr. Richard Ehrlich, dentist, who went to the trouble to maintain to a high degree the original wood wainscoting, doors and floors of the building, wherein he had installed his dental practice, as well as space for a hairdresser and residential apartments on the second floor.

The lovely stone Anglican Church built 1882, still stands but a Service of Deconsecrating was held in the church in 1996 and, after a history of other owners, it is now the Caledon Hills Pub, owned by Stefan Riedelsheimer, from Bavaria, Germany and his wife, Monica. Their son, Sebastien is also involved with running the pub.

The Citizen had a brief interview with Mrs. Riedelsheimer, who told us, "We've been looking for something that was quaint and we came across the church again and it was for sale. We used to go there often."

She said, "The support we've gotten from the community and the town has been really, really great."

In keeping with COVID protocol, they have erect-

ed a cover for a patio for customers, heated and fun.

At the pub, Sebastien told the Citizen, "People are just happy to be here. People need something."

Monica added, "We make it warm outside - we're Canadians, right?"

Across the street, on the west side of Hwy 50 is the River Ridge Cafe, owned and run by Meaghan Varrall, who spoke to the Citizen briefly, just before she had to take a conference call.

"I opened on February 1," she told us. "And after the pandemic closed us down for three months and we opened again in June. It's going okay but last week was slow after the second shut down."

Meaghan's family has been living on their place, River Ridge Farm, for more than a hundred years and the name carries into her brothers' construction business as well.

Ms. Varrall loves to use simple, good food for her cooking. In the summer, the vegetables from the family farm are the ingredients for her menus.

Although initially, breakfast was part of her trade, she told the Citizen, "There's no breakfast now but I am doing pizza. We hope everybody will wear their masks - it's, like, mandatory now. I hope everybody will stay well and be careful. I'm hoping my business can survive."

- Written by Constance Scrafid



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MARKET AREA STATISTICS

Orangeville September 2020

Orangeville Statistics - September			
	September, 2020	September, 2019	% Change
# of Active Listings	53	99	-46.46%
# of Homes Listed	98	89	10.11%
# of Sales	81	46	76.09%
List Price vs. Sale Price Ratio	102%	99%	3.03%
Average Days on Market	11	24	-54.17%
Average Sale Price	\$655,510	\$562,225	16.59%

Orangeville Statistics - Year to Date			
	Jan - September, 2020	Jan - September, 2019	% Change
# of Homes Listed	613	725	-15.45%
# of Sales	482	465	3.66%
List Price vs. Sale Price Ratio	101%	99%	2.02%
Average Days on Market	16	24	-33.33%
Average Sale Price	\$634,653	\$559,222	13.49%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	53
Divided by Sales per Month	81
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.

September 2020 vs. September 2019

The number of active listings in Orangeville decreased by 46.46% in September 2020 vs. September 2019. 9 more listings came on the Toronto Board in September 2020 vs. September 2019, which is an increase of 10.11%. The number of homes sold increased by 35 homes or 76.09%. The average days on the market went down from 24 to 11 days. Average sale prices were up by 16.59%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Orangeville, year-to-date decreased from 725 to 613, which is a decrease of 15.45%. The number of homes sold increased by 17 homes. The average days on the market decreased from 24 to 16 days. Average sale prices were up year over year by 13.49%.

Caledon September 2020

Peel - Caledon Statistics - September			
	September, 2020	September, 2019	% Change
# of Active Listings	225	290	-22.41%
# of Homes Listed	237	200	18.50%
# of Sales	158	76	107.89%
List Price vs. Sale Price Ratio	99%	98%	1.02%
Average Days on Market	16	25	-36.00%
Average Sale Price	\$1,192,288	\$1,035,789	15.11%

Peel - Caledon Statistics - Year to Date			
	Jan - September, 2020	Jan - September, 2019	% Change
# of Homes Listed	1,565	1,625	-3.69%
# of Sales	896	778	15.17%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	22	29	-24.14%
Average Sale Price	\$1,084,330	\$944,103	14.85%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	225
Divided by Sales per Month	158
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.

The number of active listings in Caledon decreased by 22.41% in September 2020 over the same month in 2019. The number of listings that came on the Toronto Board in September 2020 vs. September 2019 increased by 37 homes or 18.50%. The number of homes sold increased by 82 homes or 107.89%. The average days on the market decreased from 25 days to 16 days. Average sale prices were up by 15.11%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Caledon, year-to-date decreased from 1,625 to 1,565, which is a decrease of 3.69%. The number of homes sold increased by 118 homes or 15.17%. The average days on market decreased from 29 days to 22 days. Average sale prices were up by 14.85%.

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THE SETTLER'S HISTORY IN BOLTON

began in 1819, when surveyor, James Chewett, having completed his survey of Albion township, "received a number of prime properties in the newly laid out area including, Lot 9, Con. 7 (200 acres) through which the Humber River coursed," as Caledon's historic documents explain. With their potential mill sites as assets, he sold the properties off to George Bolton in 1821. Over time, typical of hundreds of small towns and villages throughout Ontario, the mills and a dam was built. Followed, in "c1842" the building of a gist/flour mill and general store by the Bolton family and in 1881 Andrew McFall bought the house at 97 King Street East and, later the mill.

By that time, Bolton was a thriving community of many factories, harness shops, blacksmith, a doctor and a dentist, five hotels, five general stores, a large drug store and many homes.

Up to now, the McFall family have been the consecutive owners of that house and their ownership has certainly been lucky for the antique home, for the succession of heirs to the property have seen to its continued updating and upkeep.

The Citizen had the chance to talk with the current McFall owner, James, who said, "My family and I have lived in the house periodically from 1978 to 1981 and my brother lived here from 1982 to 2003. Since 2013, we've been dividing our time here between this and our house in Muskoka and place in Florida."

Of the long term ownership, Mr. McFall remarked, "The McFalls have owned this lovely

house since 1881 and it is certainly with some reluctance and sadness that we are selling it. I've canvassed the next generation: our children are both in the States and our nieces are otherwise situated and it just doesn't make sense. Great Grandfather Andrew bought and expanded the house in 1881 and he eventually owned the flour mill. We believe it was built by James C. Tupper of Bolton c 1843."

The McFall family's history of the property: "In 1881, Andrew McFall originally bought the Mill cottage [the current house] and acquired the larger house to the west of us in 1884 and that's when he acquired the mill. This is the mill cottage beside the river with the dam that Grandfather Andrew Arthur built-in 1912.

"Andrew," James McFall went on to explain, "when he acquired it, it was a two-room house and he had seven children. The expansion that took place in 1882 was: he purchased half of a house and moved it and joined it to the existing cottage.

"In 1912, Grandfather Arthur extended the house at the back and at this point in time, his sisters were living in the house. Annie ran the flour mill after Andrew's passing in 1924."

Mr. Mc Fall continued, "In 1970, my father, David, employed the architect, Napier Simpson, who did a further renovation work. During the "Regency Cottage" renovation, it was watched by John Rempel who wrote about it in his book *Building with Wood*.

"My father practiced law in Bolton for years, and

his law office was in the house. We used to come to the house on Fridays and my father would see clients on Saturdays. We have always respected it; father had the house designated as a historic building, in 1982. Father was active in the Albion Bolton Historical Society and other organizations.

"I am an accountant by trade," said James McFall of his own life. "I've worked with multinational companies and we lived in the New York area, Ottawa, Calgary and Toronto. The whole family has lived in this house for a while but we have other properties in Muskoka and Florida and we're not using it so much. This is why we're reluctantly selling the Bolton property.

"We came back in 2013 for a job in Toronto. We were married in 1978 and then moved into Toronto.

For his memories of the house at 97 King Street, "What I would take away from those years in this house, we would come out with father when he was practicing law Friday and Saturdays in Bolton. My father's aunts lived in the house and there was swimming in the mill pond. Father was interested in the local cemetery; he was always looking for something in the local history side."

"The house is a new listing," he said. "it has three bedrooms, plus one.

"One thing is the plank flooring; these are irregular widths. When we did the renovations in the master bedroom, we took up the carpet and the floor covering and there were these beautiful planks; all three of the bedrooms have these wonderful wide



planks." He observed: "You like the comfort of modern and the appeal of history. We're hoping for the right buyer; the exterior of the house is protected."

An ebb and flow of improvements without spoiling: "For the west part of the house renovation in 2013, we blew in 13/14 a foot of insulation into the ceiling; the house has a gas furnace and an airtight wood stove. It's very cozy in the winter.

"One person came for a showing and said she had been looking at the house for a long time and was keenly interested."

Historian, Heather Broadbent told the Citizen that she had been encouraged to buy the house as "the premiere historian should live in the oldest house," she joked. "But I'm not moving now."

She informed us, "It was one of the very first buildings in Bolton designated. I was a friend of James' parents. His father was a lawyer. I was walking along the main street one day and this man [David Mc Fall] was walking towards me and he removed his hat and said good morning, just as they used to in Britain. He was charming.

"I wrote the criteria for the designation of the McFall house," she said. "It was one of the first ones I did."

Memories of an old house are particularly sweet at Christmas. Said James McFall, "From 1978- 81, we had Christmas here every year and we would have lots of family from my side and my wife's side of the family. It was wonderful."

This amazing property has now been sold by Verona Teskey Coldwell Banker Select Real Estate Brokerage.

— Written by Constance Scrafield



Designer tips to bring global *style home*

(NC) This summer, see the world from the comfort of home with globally inspired design. From the Greek Islands to the Santa Fe desert, Sharon Grech, Benjamin Moore colour marketing expert, shares her advice to bring the aesthetic of some of the world's most exciting destinations into your home – no travel required.

SANTORINI: Create a calm and refreshing space with a palette of timeless Grecian blues, whites and greys. These serene Mediterranean shades have classic appeal that will never go out of style. Looking to refresh your kitchen? “Make your light-coloured countertops pop by painting your lower cabinetry a vibrant shade of blue, like Lazy Sunday 830,” says Grech.

BOSTON: If your style is a mix of classic and contemporary, take inspiration from the heritage

hues and aesthetic of Boston. You can easily bring the feel of this east-coast city by adding warm toned plants and greens to your home. “Perennials such as coral bells and sedums are easy to care for and will add beautiful pops of warm colour to your front or backyard.”

CAPE TOWN: Bring the vibrant and bold colour palette of Cape Town to your home by adding accents of pink and orange. Bathrooms and powder rooms are ideal spaces to experiment with bolder colours – painting a wall or vanity in a bright shade will create an uplifting space that energizes and rejuvenates. “Since bathrooms can be the most susceptible to water and steam damage, be sure to use a product such as Benjamin Moore Aura Bath and Spa, which provides a luxurious matte finish designed for high-humidity environments.”

SANTE FE: Add warmth and comfort to your living room or home office with an earthy colour palette inspired by the desert landscapes of Sante Fe. Shades of gold, muted oranges and accents of turquoise create an eclectic and collected feel that complements styles ranging from classic to minimal.

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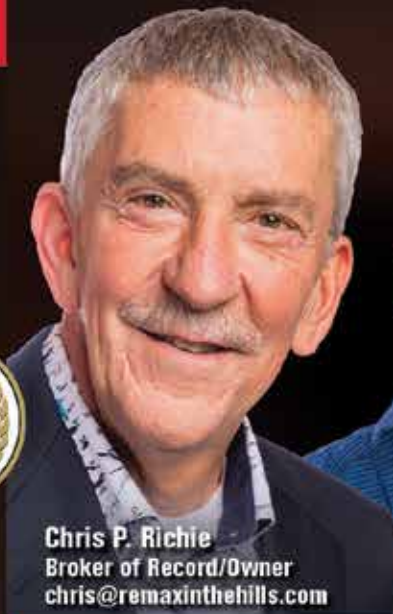
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Bungalow w/3+2 bdrms & 4 baths. One of a kind estate blending modern design w/charm & elegance of a historic villa. Filled w/understated upscale & custom finishes. Breathtaking views, extensive stone, vaulted ceilings, fireplaces, Walnut features, fin. bsmt, sauna, pool, ponds & heated workshop. Rare & comprehensive package. **Caledon \$2,499,999**



2 HOMES ON 88 ACRES

Views over rolling hills with 2 homes, 2 barns & a drive shed (antique). Mature forest with ever flowing stream bisects property & continues around original log home which was built in 1954 with 3 additions over the years. 2nd home built in 2004 makes a comfortable living space for extended family & friends. **Mono \$1,399,000**



DIVERSE ACREAGE

23.66 pretty acres just north of Highway 9. Wonderful treed property with a mixture of natural forest, reforested sections & a pond. This would make an exceptional building site for your new home. Use your imagination and consider the possibilities. **Mono \$679,000**



BUILD YOUR DREAM HOME

28.89 acres or rolling hills, mixed bush off to the side & meadows as far as the eye can see. Make your dreams come true with 2 road frontages, neighbours afar, near golf, ski hills, biking, hiking, horse riding, all you would expect from a country retreat. **Mulmur \$519,000**