

RESALE HOMES COLLECTIONS

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ORANGEVILLE/CALEDON
VOLUME 1, ISSUE 5



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or buy a home?

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Anthony Caputo
Knowledgeable
and dedicated to
helping you find
your new home

It's more than just a business transaction for Royal LePage Sales Representative, Anthony Caputo when he is helping his clients find a new home.

"The first step is getting to know your client," Mr. Caputo said of working with home buyers to help them find the right house that not only meets their needs but fulfills the practical side of homeownership.

Continued on page 4

Stephanie SIMONE
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Bungalow, 4+1 bdms, 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 \$1,849,000

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MONO — BUNGALOW ON 2.22 ACRES WITH SCENIC VIEWS \$1,348,900[†]

Near skiing, golfing, hiking trails and more is this 3+3 bdrm bungalow w/fin'd walk-out bsmt having magnificent views of the rolling countryside. Approx. 4,000 sq. ft of fin'd living space, this home offers an open concept floor plan, large kitchen with breakfast area with oversized walk-out to a deck overlooking the grounds, and a sunken living room with wood-burning fireplace combined with the dining room. Master bdrm has 'his & her' closets, an updated 5 pc ensuite and walk-out to a private patio with hot tub. Professionally landscaped stone front and rear walkways and patios. Fabulous commuter location!



SOLD

NEAR THORNBURY - \$1,398,900[†]
CONTEMPORARY PASSIVE SOLAR



SOLD

MONO - \$3,498,900[†]
95 ACRES, 2 HOMES, WORKSHOP



SOLD

EAST GARAFRAXA - \$1,488,900[†]
BACKYARD OASIS



SOLD

CALEDON EAST - \$1,288,800[†]
CUSTOM BUNGALOFF WITH POOL



SOLD

CALEDON EAST - \$1,798,900[†]
WALK-OUT BUNGALOW, 2 ACRES + POND



SOLD

CALEDON - \$1,548,900[†]
13.42 ACRES

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127 GRAY AVE, ALLISTON



198 BEL AIR, BOLTON



11 BLUEBERRY HILL, BOLTON



11 GEORGE ST.



2 KEMP ST.



92 DE ROSE AVE.



62 MARTHA ST.



317 ELLWOOD DR.



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Anthony was drawn to the real estate industry after a lifelong interest in architecture, home design and real estate investing.

He serves Peel Region, York Region and up into South Simcoe. Although, he does have repeat clients who call him from outside of the region because they were so happy with his services when previously buying or selling a home.

Whether you are looking for a home for a single person, couple, retired people or a growing family, finding the right home that meets your needs can be a challenge.



Anthony has his finger on the pulse of the market and can advise and guide you towards an available home that fits your lifestyle and is within your budget.

"Finding the right home can be a challenge," Anthony explained. "When working with a client, making sure all their needs are met is a big part of what I do. Getting them in touch with the right people to ensure financing and see what they can afford is a big part of it. You don't want people wasting their time looking at homes they can't afford."

Many people start looking for homes before they find out how much they can realistically plan on spending.

Anthony will help you take a realistic approach to homeownership.

"People need to have a real plan," Anthony explained. "They need to know how much everything will cost, including utilities and taxes. Sometimes people forget that life happens – a car breaks down, a family member passes away, or someone loses a job," he said of guiding people to buying a home that is affordable within their budget while allowing them to plan for other circumstances.

Most people start looking for a home with a 'needs and wants' list. There are some features you may need, like an extra bedroom for a growing family, and other things you may want, just because they are nice to have.

"People's needs and wants change over time," Anthony explained. "What you need is more important than your 'must-haves.' For my clients, they can see most of the listings online, which really helps

...When working with a client, making sure all their needs are met is a big part of what I do...

eliminate a lot of the leg work of going around to see different homes. But at the end of the day, you have to visit and feel that 'this is the house' they really want."

He can advise clients how some features of a home will benefit a person's situation both currently and down the road as circumstances change.

Buying your first home can be an intimidating process.

Anthony tells his first-time clients, "Don't be afraid. Don't be afraid of the mortgage – it's a good thing to have. It means you will have a roof over your head and you'll be paying that mortgage down. It changes your perspective on life."

Passionate about his work and helping clients, Anthony is always ready to assist homebuyers in their quest to find the perfect place.

"I'm a full-service realtor. I'm very accessible. Any time someone needs something, I'm always there. I've always thought if you can make a client happy, you'll have them as a client for life."

– Written by Brian Lockhart

RESALE HOMES COLLECTIONS

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\$ 610,000

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- 3 Bed • 3 Bath • Fully Fenced Back Yard
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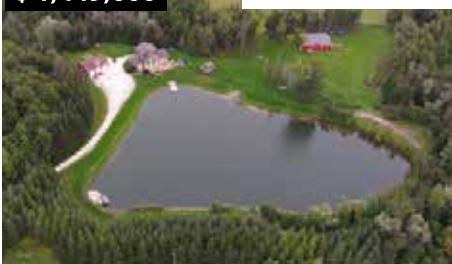
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- Great Room w/ Cathedral Ceiling & Wall of Windows
- Walk Out to Deck from Dining & Primary Bedroom
- 2 Acre Spring Fed Pond • Lg Barn w/ Stalls & Paddocks

\$ 849,900

MULMUR



CLASSIC LOG HOME ON 6 ACRES

- 2 Bedroom • 2 Bathroom • Picturesque Property
- Open Concept Kitchen, Dining & Living Rooms
- Exposed Logs & Beams Provide Rustic Look & Cosy Feel
- Stunning Large Stone Fireplace & Full Chimney
- LL Bedrm w/ Walk Out To Stone Patio & Garden
- Tranquil Country Retreat, Just Mins from Hwy 89

\$ 844,000

MONO



UPGRADED & MODERN RAISED BUNGALOW

- 4 Bedroom • 2 Bathroom • Enclosed Solarium & Hot Tub
- Open Concept Modern Kitchen, Dining & Living Room
- Island Breakfast Bar, Granite Counter & Stylish Tile Floors
- Walk Out from Dining to Private Deck & Lg Fenced Yard
- Finished Basement w/ Rec. Rm, Propane Fireplace
- 2nd Kitchen, 4th Bed & 3pc Bath - For An In Law Suite

\$ 549,900

SHELBURNE



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- 5 Bedroom • 2 Bathroom • Enclosed Porch Sun Room
- Originally A Duplex, Currently One Large Family Home
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\$1,499,900



HILLTOP VISTAS Open concept design, 9 ft ceilings & multiple walkouts to patios. Kitchen has island with breakfast bar, B/I appliances, gas range with grill, pot filler, wine fridge, pantry & Quartz counters. Master w/ 5 pce ensuite & walkout to spa. Huge lower level family room. Detached 2100 sq. ft. workshop.

\$1,195,000 **SOLD**



LARGE HOME IN CARDINAL WOODS 4 Bedroom, 3 Bath home on Hawthorne Road on Mono. Close to walking trails, Island Lake Conservation Area and just a short drive to town.

\$2,190,000



92 ACRES IN MONO Exciting opportunity to own a property with open farmland & rolling valley in a prime location. 1350 sq. ft. bungalow w/ walk-out basement. 32'x100' steel barn. 40'x120' coverall building. 30'x60' heated workshop.

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\$599,900



20 ACRES OF PRIVACY Gated entrance. Conveniently located on a paved road with easy access to major highways. Bonus: Bunkie in the forest surrounded by trees.

\$2,479,900



107 ACRE EQUINE ESTATE Main Res +3 Separate Homes, Heated Workshop w/ Loft, Storage Shed 30'X80', 2 Barns With 44 Stalls, 1/2 Mile Standard Bred Track, Multiple Paddocks, Spring Fed Pond & Workable Farmland.



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Organized for the winter holidays & beyond!

The winter holiday season offers a time for reflection, restoration, celebration and change.

How do you usually organize the holidays and the start of the New Year? Does decorating, shopping, gift exchanges, Christmas carols and resolutions fill you with holiday cheer? Or does the thought of it all feel overwhelming, chaotic and filled with dread?

Here are a few tips to consider for getting or staying organized this coming holiday season and beyond.

ASSESS YOUR HOLIDAY DÉCOR

A good starting point before adding to your holiday décor inventory or starting your decorating activities is to assess what you already have for both indoor and outdoor spaces. Pull out all the bins, boxes and bags from storage areas to determine what you may be using this season. Conduct a safety check to ensure any lights, electrical and battery-operated items are functional and nothing is cracked, chipped or broken. Discard any damaged or irreparable items safely. If you have quality items you no longer use or enjoy, consider gifting them to a loved one or donating them to others who may benefit. If you have limited storage space, place the household items you are replacing with the holiday décor in their place! No extra storage is required!

If you have keepsake ornaments and other decorative pieces, ensure they are properly wrapped and stored. Adding a Christmas card or tag for each noting the significance and details will allow for the memory to be shared for years to come. Keeping collections together and adding an inventory list or a picture of the contents on each bin, box and bag when you put the items away after the holidays allows for ease of access and use next season.

GIFT GIVING

We've become accustomed to giving gifts. Although it is often a lovely exchange, there is a lot of pressure, stress and sometimes dread and guilt on the part of the gift giver and the recipient. With quick access to almost every need and want at our fingertips and at all hours of the day with just a few clicks, gift shopping is getting more and more challenging. When was the last time you wondered or heard, "what do you get someone who has everything?" When was the last time you looked at an item you received as a thoughtful gift and thought, "what am I going to do with this?" or "where can I put it?"

This season consider changing your gifting practices! Make a contribution to a charitable or non-profit organization or cause dear to the intended recipients' heart in their name. Share the details of the monetary donation of a tree planting, sponsoring an animal in shelter or rescue, sponsoring a local team or group in a beautifully

crafted and personalized card. Give the gift of experience through gift certificates to local arts and culture venues and events. Gift the opportunity to explore new skills through recreational activities such as dance, skating, snowboarding, skiing or wine and craft beer making, cooking classes, sewing, knitting, woodworking, painting and other arts! Many service providers offer gift certificates for personal, home, and vehicle care.

If having something in hand to give is important to you, consider the gift of consumables you can make or purchase from our local farmers, makers and retailers. All of these inspired giving ideas to support local organizations and businesses and make personal, meaningful and memorable gifts too!

RESOLUTIONS AND GOAL SETTING

I know many of us have a love-hate relationship with this tradition. The truth is, no matter what you call it, the season offers an opportunity for change, inspiring hope and achievement. If resolutions and goal setting are your thing and you rock them from the get-go, keep at it!

If you are rolling your eyes right now thinking, yeah right... I'd love the opportunity to prove to you that this New Year, you can make changes, goals, dreams and desires a reality if you make them SMART! From your wildest dreams to the must-do day to day items, if you define everything you qualify as a priority by making it a SMART: specific, measurable, attainable, relevant and timely actionable activity you can accomplish it all



accordingly. Partnering with others with similar resolutions and goals and working with an expert to guide and encourage you helps keep you accountable and empowers you to succeed.

No matter how you spend your winter holidays or how you start the New Year, I wish you peace, happiness, productivity and order! Happy Holiday's.

— Ida Tetlock is a professional organizer and productivity specialist at SMART Organizing & Property Management, providing solutions for life, home & business through organizing. Serving Dufferin County and surrounding areas. Ida is an active member of the Professional Organizers in Canada Association and Co-Chair of Dufferin Women in Business.

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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) - October

	October, 2020	October, 2019	% Change
# of Active Listings	91	174	-47.70%
# of Sales	78	59	32.20%
Average Sale Price	\$949,043	\$778,014	21.98%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - October, 2020	Jan - October, 2019	% Change
# of Sales	585	483	21.12%
Average Sale Price	\$829,737	\$700,450	18.46%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	91
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.

October 2020 vs. October 2019

The number of active listings in Dufferin (excluding Orangeville) decreased by 47.70% in October 2020 over the same month in 2019. The number of homes sold increased by 19 homes or 32.20% in October 2020. Average sale prices increased by 21.98%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 102 homes in October 2020 over the same month in 2019. Average sale prices were up by 18.46%.

Realtors are part of the fabric of the local economy

WHEN BUYING OR SELLING A HOME, choosing a realtor who is local to the area and is familiar with the neighbourhoods, the amenities, and the local market will ensure a good experience when you decide it's time to make your big move.

A local realtor will provide a stress-free experience as they have all the answers to the questions you have about moving to a new area.

Finding a home that suits your needs and a neighbourhood that has everything you require is an important part of working closely with someone who really knows the region.

As business people who serve and live in the local area, realtors are a part of the fabric of the town's economy. Their influence helps fuel the success of many other businesses.

They begin by recommending local lenders who can work with you to determine a reasonable mortgage based on your income, budget, and expectations.

Realtors work closely with legal professionals to ensure buying and selling transactions are properly completed and that their clients are well informed every step of the way.

Buying a new home can present challenges, your local realtor is there to help you not only during the buying process but even after when you decide to make upgrades or do renovations on your new abode.

They can recommend reputable businesses in the region that provide services to homeowners.

Whether you require help with landscaping, paving a driveway, tree removal, HVAC, or general renovations, your realtor can supply you with a list of companies that have earned a reputation as reliable and trustworthy professionals.

As a business person, a realtor knows that maintaining a solid reputation among both clients and other business people is an important part of establishing trust in the community. They will only recommend businesses to their clients that they know will provide quality services.

...Whether you require help with landscaping, paving a driveway, tree removal, HVAC, or general renovations, your realtor can supply you with a list of companies that have earned a reputation as reliable and trustworthy professionals....

This level of support continues even after you have purchased a home and have moved into your community. Your local realtor will always answer their phone and help you with any inquiries.

As a person specializing in local real estate, your realtor is an integral part of the community. They are your friends and neighbours. Because they live locally, they also support local businesses.

Whether spending a night on the town and visiting local restaurants or doing their own home improvements, a local realtor supports those local establishments.

Being members of the community means a local realtor is plugged into what is happening in the town. That includes everything from where the local clubs are, to what sports activities are available and decisions made by the Town Council that may affect a client's decision to buy in a particular area or neighbourhood.

The entire business community is connected in some way, and real estate agents are a part of that industry that serves the public and work together to support the local economy.

When you choose a local realtor, you are getting the best advice on the market in the area and knowledgeable guidance from a trusted professional.

Written by Brian Lockhart

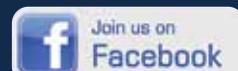


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\$879,000

MEET THE TEAM



Laurie Drury, Sales Representative

Dufferin County has always been Laurie's home and she is proud to have raised her family in such an active, giving, and caring community. Laurie has worked in the real estate industry for over 17 years. She prides herself on her honesty, integrity, and is well respected within the industry. Her negotiating skills, organizational skills, and attention to detail are an asset to all of her clients. Laurie loves meeting new people and helping them find the perfect place to call home. She appreciates how much the Gould Team takes part in the community and is excited to give back as well. Laurie would be happy to help take you from Great Memories to New Beginnings in your next new Home. Call Laurie today at 519-940-1731.

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



Winter Real Estate

It's always a good time to buy or sell

There is a common belief that the best time to put your home on the market is during the spring and summer months.

Your gardens are in bloom, the grass is manicured and that fresh coat of paint revitalizes your home's appearance and curb appeal.

It is also the time of year when many people make life changes after a long winter.

While the spring market is traditionally the busiest time of year for realtors, the truth is, there really is no bad time of year to put that 'for sale' sign on your front lawn – especially in today's robust real estate market.

Selling your home during the winter months can be just as easy as a summer sale, you just have to prepare a little differently.

Since you will be having visitors arriving to view the home, the first step you need to take is to make sure your house is easily accessible. That

means making sure the driveway is shovelled and your front steps are clear of ice and snow.

The last thing you need is someone slipping on ice and falling when they are at your home.

The winter months produce a different atmosphere both inside the home and outside when approaching. You want people to feel welcome.

If you have a gas fireplace, make sure it is operating to provide a warm, cozy appeal. Having the lights on will also enhance your property during darker days of winter.

If you have worked hard to make your garden or backyard pool a special place, you won't be able to highlight those areas during the winter. However, that doesn't mean they will go unnoticed.

A good idea is to put together a photo album

of your property in full bloom during the better weather. That way visitors can see the effort you have put into your landscaping and what they can expect when the warm weather returns.

One thing to consider is the demographic of people selling their property during the winter months is usually a little different than those that wait for spring.

People looking to downsize or move up are more likely to sell during the winter, while families with school-age children typically wait until the end of the school year to make a move.

Quite often, people who have experienced a sudden life-changing event will also find themselves selling or buying during the colder months.

Traditionally there is less housing inventory on the market during the winter months. This can work to a seller's advantage as it narrows down the field when people are looking for a new house during that time.

The winter does provide advantages when

selling a home, but one thing you must consider is that winter conditions can sometimes make it difficult for people to get around.

In an area like Dufferin County, where there is always a possibility of snow-covered roads, you should be prepared to be patient when it comes to potential viewers. Winter travel can be difficult, so a laid-back approach is best if you're expecting someone to arrive and tour your home.

In a hot seller's market like we are currently experiencing, even homes that are put on the market in the dead of winter can expect a fairly quick sale.

Jerry Gould and the Gould Team can help you through any home buying or selling process no matter what time of year it is.

– 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!
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Rural living made easier with local expertise

You have finally decided to take that big step you have been dreaming about for years and moving to a property away from the noise and traffic of the big city. Moving to a rural location will provide you with a new lifestyle and new adventures, however, finding that new property to call home is a challenge.

Working with a local real estate agent who knows the area, the amenities that surround it, and the market value of properties in the region is your first step in experiencing a stress-free transition to country living.

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."

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

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 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





November 1, 2020, marked 140 years since the Post Office in Grand Valley, called Luther at the time, was opened and the first Postmaster was Samuel Stuckey. Along with other first settlers in the area, Richard Joice and Richard Ponsford, Samuel Stuckey came and settled his farm, marking the spot where Grand Valley now stands, although the town's official history names the George Joyce family as the initial settlers, the first log home.

Luther was also known as Little Toronto when the Grey and Bruce Railway established a station in 1871. Not until incorporation in 1883 was the town renamed Grand Valley.

Town Councillor and local historian, Rick Taylor, said, "This is basically an agricultural town. The first settler was Samuel Stuckey. He came here in

1853; he had his family with him and they built a log cabin between Grand Valley [as it became] and the [present day] Highway 109. He was the first one here and the first postmaster. He helped to form the local government and helped to build the first school, in 1860."

That was replaced by the building that still stands, built-in 1892, presently owned by a local resident, "He's owned it for 35 years," said Mr. Taylor. "It was a distillery for a while but it's closed since then."

He went on to tell the Citizen, "Samuel Stuckey bought the hotel, where the Cenotaph is now in 1870. He knew the railway was coming and that the workmen would need someplace to stay. When they put up the Cenotaph, they brought the old hotel down. That's where the hotel was.

"Stuckey owned the hotel for about ten years," said Mr. Taylor. "He owned all the land from there to the north edge of town. He donated the money for the Anglican church and cemetery at the north end. He owned all the property where the fairgrounds are now."

It should be noted that different sources give different dates for the early days of the area and the town. We have used the ones quoted more than once.

Of his personal history with Grand Valley, Rick Taylor commented. "I have lived here all my life. They closed the high school in 1969 and students had to bus to Orangeville District Secondary School (ODSS) in Orangeville. They bus to Shelburne now. The old high school is the new public school and, around 1982, all the kids went to the new school.

"The town has pretty well remained the same until the subdivision was built in the north end, in 1972, when a bunch of new homes got built. Then, there was another subdivision started in 1986."

In 1985, as the commemorative plaque posted outside the Grand Valley Public Library tells us was on, "Friday, May 31, 1985, at 4:30 p.m. an F4 tornado with 400 kilometres an hour winds swept down the entire length of Amaranth Street in

Grand Valley... leaving a path of destruction on the East Luther Second Line, causing an estimated ten million dollars in damages. Homes, barns, churches, commercial and municipal buildings and century-old trees were damaged beyond repair or completely destroyed."

Two people were killed and many more were injured. Included in the buildings was the library itself.

Said Mr. Taylor, "The library was built on the same site; it was a big effort by the whole community.

"It's nice to live here," he said. "Everybody's pretty friendly. What's called Luther is the rural area of the municipality of Grand Valley."

Grand Valley, like Orangeville, is a haven for artists. They remind the visitor – and the residents – of this by their public works: see the Town Mural, created by the River Bend Artists of Grand Valley is an example of this.

There is, interestingly, the office and clinic of the Grand Valley Midwives, offering services to women who are pregnant through their terms to their delivery. Midwifery can be an excellent source for low-risk pregnancies, ladies wanting to deliver at home as well as in a hospital. Midwifery is paid for by the Ministry of Health, equally with other medical services in Ontario, but, also, for people not connected to OHIP.

The Citizen had the chance to speak to the founder of the practice, Heather Clinch. She came to Grand Valley eight years ago and saw the need.

She told us, "Midwifery is highly regulated in Ontario and to open such a practice, they must prove a need for such a service. We were able to prove that satisfactorily, that there is a need for midwives. Midwives have been around forever; in Europe and the UK, they have always supported it and, now, there is just more demand."

She said, "The majority cases are hospital-based but where that is difficult because of distance or the baby comes sooner than expected. What I love about it is the relationship with the families: I've seen people go through the whole experience from [start]



to three weeks after birth. To watch the families grow – the first time parents are so much fun. And why people come to us - I would say - wanting that ability to learn more things or calling us because they had a midwife before."

Grand Valley Midwives has an office in Grand Valley and Mount Forest.

The history of any town, large or small, is wrapped up with the building of churches and there are six churches in Grand Valley, although not all are open, due to the restrictions around Covid-19.

Knox Presbyterian Church is not far shy of its 150 Anniversary, having been built in 1873. St. Alban's Anglican Church was raised in 1880, while the Monticello Methodist [now United] was built in 1883.

The settlers of the 19th Century had much with which to contend in those early days but the roads became easier and the railway pulled into town. As soon as they were able, they hurried to build their places of worship.

The town's restaurants include the Grand River Chop House, a classic pub with a patio, for use as long as they can. The Perky Perogies has opened where the Brewed Awakening used to be and there is the Mill Creek Pub and Restaurant.

Not a big town, Grand Valley is loved by its residents for the friendliness they share, the familiar faces on the street, greeting each other as they go.

– Written by Constance Scrafield



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MARKET UPDATE

Orangeville October 2020

Orangeville Statistics - October

	October, 2020	October, 2019	% Change
# of Active Listings	33	63	-47.62%
# of Homes Listed	74	73	1.37%
# of Sales	78	83	-6.02%
List Price vs. Sale Price Ratio	101%	98%	3.06%
Average Days on Market	14	26	-46.15%
Average Sale Price	\$653,605	\$579,932	12.70%

Orangeville Statistics - Year to Date

	Jan - October, 2020	Jan - October, 2019	% Change
# of Homes Listed	686	798	-14.04%
# of Sales	560	548	2.19%
List Price vs. Sale Price Ratio	101%	99%	2.02%
Average Days on Market	16	24	-33.33%
Average Sale Price	\$637,293	\$562,358	13.33%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	33
Divided by Sales per Month	78
Months of Inventory	0.4

There is currently 0.4 months of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

October 2020 vs. October 2019

The number of active listings in Orangeville decreased by 47.62% in October 2020 vs. October 2019. 1 more listing came on the Toronto Board in October 2020 vs. October 2019, which is a increase of 1.37%. The number of homes sold decreased by 5 homes or 6.02%. The average days on the market went down from 26 to 14 days. Average sale prices were up by 12.70%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Orangeville, year-to-date decreased from 798 to 686, which is an decrease of 14.04%. The number of homes sold increased by 12 homes. The average days on the market decreased from 24 to 16 days. Average sale prices were up year over year by 13.33%.

Caledon October 2020

Peel - Caledon Statistics - October

	October, 2020	October, 2019	% Change
# of Active Listings	188	259	-27.41%
# of Homes Listed	188	156	20.51%
# of Sales	159	91	74.73%
List Price vs. Sale Price Ratio	99%	97%	2.06%
Average Days on Market	18	29	-37.93%
Average Sale Price	\$1,235,473	\$977,854	26.35%

Peel - Caledon Statistics - Year to Date

	Jan - October, 2020	Jan - October, 2019	% Change
# of Homes Listed	1,753	1,781	-1.57%
# of Sales	1055	869	21.40%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	21	29	-27.59%
Average Sale Price	\$1,107,109	\$947,637	16.83%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	188
Divided by Sales per Month	159
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.

October 2020 vs. October 2019

The number of active listings in Caledon decreased by 27.41% in October 2020 over the same month in 2019. The number of listings that came on the Toronto Board in October 2020 vs. October 2019 increased by 32 homes or 20.51%. The number of homes sold increased by 68 homes or 74.73%. The average days on the market decreased from 29 days to 18 days. Average sale prices were up by 26.35%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Caledon, year-to-date decreased from 1,781 to 1,753, which is a decrease of 1.57%. The number of homes sold increased by 186 homes or 21.40%. The average days on market decreased from 29 days to 21 days. Average sale prices were up by 16.83%.



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MELANCTHON

has a long and storied history dating back to 1840s

WHEN THE FIRST SETTLERS ARRIVED in the area that became the town of Melancthon in the 1840s, they had a daunting task ahead of them. The area at the time was nothing but wilderness.

There were no roads, no businesses, and no one to help you if you ran into trouble. James Beachell, a native of Yorkshire, England, an engineer by profession, decided it would be a good place to open a hotel and tavern. The Beachell Hotel turned out to be a popular place for travellers, as more people started arriving in the area. Mr. Beachell forged ahead and opened the first post office in 1851. He went on to become the first Reeve of the Township of Melancthon and the first Warden of Grey County.

Shortly after Mr. Beachell's arrival, several other families arrived. Names like Darragh, Mitchell, McCue, and McManaman, were among the original townfolk. A new hotel called the Wheat Sheaf Inn sprang up and was owned by Michael Shoaff, a young entrepreneur. A third hotel operated by Francis O'Boyle, known as the Fenian Hotel, was later built. This attracted more businesses to the fledgling town. This included a blacksmith, carpenter and undertaker who made sure the local residents had a final resting place. In 1855, a local 17-year-old became



the postmaster. James Brown took the position and remained as postmaster for the next 62 years. Before the arrival of stagecoaches, Mr. Brown delivered the mail on horseback over a large area encompassing several towns. An Orange Lodge, chapter 909, was established around 1858, first meeting in a local home before building a permanent structure. The town built a log schoolhouse around 1856, that was later replaced with a full brick building.

A Roman Catholic Church was constructed as a log building around 1858. That was replaced, in 1879, with a new brick structure that still stands today.

A Methodist church, known as the Gravel Road Church, was erected in the 1860s. The arrival of the railroad in the 1870's really put Melancthon on the map. A new hotel, the Toronto, Grey & Bruce Hotel, was opened, along with a general store. The hotel became known as 'The Bruce' or 'Morey's Hotel' and became quite successful.

A town hall was built in 1874.

In 1881, a fourth tavern, called the Wayside Inn was opened, making for four taverns within a two-kilometre stretch. The early settlers really liked a drink. The town seemed to thrive for several decades. However, at the end of the First World War, things began to fall apart for the small community. The depletion of the surrounding lumber supplies and changes in agriculture seemed to be the main contributing factors that caused people to move away. Eventually, the town disappeared.

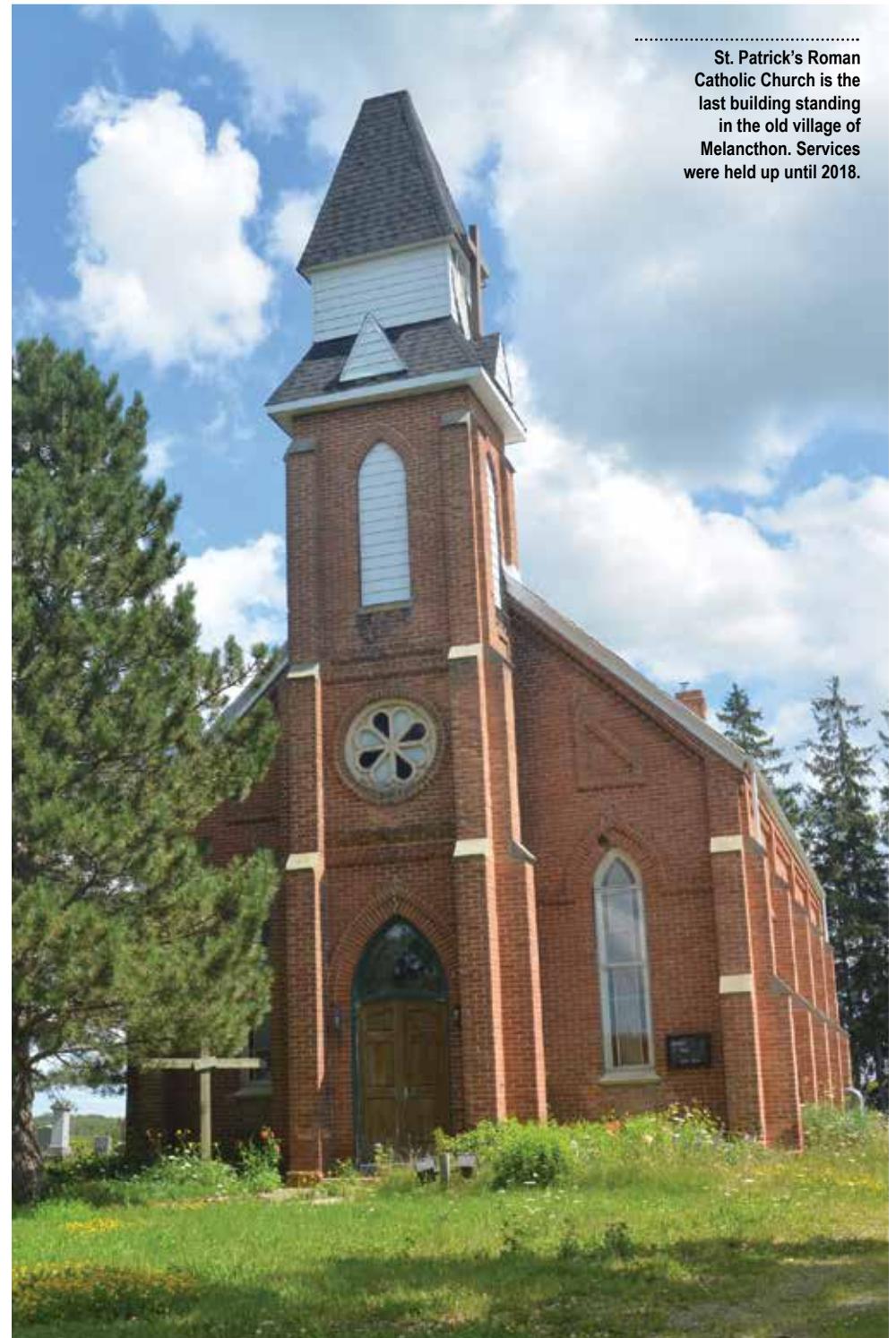
The post office remained open until 1969. Of the original buildings, there may be an abandoned farmhouse out there, but the Orange Lodge, hotels, stores and Methodist Church have been lost in time. The Gravel Road cemetery became a victim of progress when Highway 10, was widened. The headstones were moved and placed in a cluster alongside the highway. Presumably, many of the original settler's earthly remains repose under a section of asphalt somewhere under the highway.

St. Patrick's Church is still standing on the 280 Sideroad and was in use until 2018 when it was decided the congregation would be moved, as the old church was beginning to show its age. The church cemetery has 171 headstones engraved with the names of early settlers as well as more recent burials.

Most of the land where the town once stood has been reclaimed and is now used in a massive wind farm project. The name Melancthon still lives on as a Township but, the town itself is now relegated to the history books.

– Written by Brian Lockhart

St. Patrick's Roman Catholic Church is the last building standing in the old village of Melancthon. Services were held up until 2018.





Follow these tips to winterize your home and

stay warm

(NC) The weather is getting colder and with Old Man Winter around the corner, it's important to make sure you and your home are prepared. Use these tips to stay cozy and know you're protected until the spring thaw.

EXTERIOR

Empty exterior pipes: To keep your pipes from freezing and bursting, empty all exterior taps and shut off the valves until next spring.

Inspect gutters, roof and exterior walls: Empty leaves or any other debris from gutters, and make sure they're still firmly attached. Now is the time to replace any shingles on your roof that are broken or loose to avoid any leaks that could happen when the temperature drops with a pile of snow on the roof. Inspect all walls for developing cracks that need to be sealed to keep water out; the freezing and thawing of water can cause major damage.

Clean and store outdoor furniture: If you haven't already, ensure your patio tables, chairs and barbecue are cleaned and stored away. Avoid rust on your grills by brushing them with vegetable oil and wrapping them in newspaper.

INTERIOR

Protect pipes from extreme cold: Water expands in the cold, which means when a severe cold snap hits, pipes can be at risk of bursting. Seal any air leaks surrounding plumbing indoors to keep out cold drafts. On very cold days, keeping faucets running just enough to drip can prevent water from freezing inside the pipes.

Insulate doors and windows: If you feel a draft around door and window frames, it may be time to install (or replace) the weather-stripping. You may also want to seal windows with inexpensive yet effective weather-strip film. You can find DIY insulation film at your local hardware store.

Clean heating and ventilation systems: Before turning your heat on, clean electric baseboards to prevent bad odours when they come back on and test each one to ensure they're all working

properly. If you have an air exchanger, clean it before using it too, or you'll find yourself in a house full of the dust that's accumulated in the ductwork over the summer months.

Now is also a good time to check in with your home insurance provider to make sure your optional coverages account for your needs. This can include risks like water damage from in-ground or above-ground sources and water service pipe damage. But rest assured, if you run into problems, your insurance provider will be with you every step of the way. Some providers like Belairdirect even offer home claim forgiveness, which can protect your premium from increasing after your first claim.

Find more information at belairdirect.com.

Plow through layers of laundry with some simple hacks

(NC) Sometimes it can feel like we have an endless laundry list of chores to take care of around the house, and laundry is one of them. And as we start to bundle up, put on more layers and continue to swap out masks daily, it's important to work smarter, not harder.

Here are some easy tips to help you reduce your time in the laundry room and keep your clothes looking brand new.

PREPARATION IS KEY – purchase a multi-bag laundry hamper for you and your kids. This way, when it's time to throw things in the laundry, clothes can be sorted with little-to-no effort.

Skip the detergent measuring. Did you know if you use too much detergent in your washer it can actually make your clothes dirtier? With Whirlpool's load and go feature, simply add detergent once and skip refills and measuring, so you get the perfect amount of detergent for each and every load, meaning you never have to worry about too much detergent again.

- Use mesh laundry bags for small and delicate items like face masks to ensure they don't get lost in a pant leg or damaged during the cycle.

There's nothing worse than staining your favourite new shirt. Avoid wasting your time soaking and scrubbing day-old stains, instead look for a washer that will fight the stains for you. While some stains dissolve best in hot water and others in cold, a Maytag washer can fight both in a single load with its extra power button feature with dual-temperature wash. Easily transfer loads from washer to dryer and from dryer to laundry basket without worrying about clean clothes falling on the floor by getting a dryer with a hamper door.

Most importantly, picking a washing machine and dryer that do the hard work can help you spend more time with your family and less time doing laundry. Look for Wi-Fi capabilities so you can be notified as soon as your laundry is done, and you never have to worry about forgetting a load in the washer or dryer again.

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MEMORABLE DINING MOMENTS:

Set the tone with inviting colours

(NC) From family meals to intimate gatherings with friends, the right ambiance can instantly elevate any occasion. To create a warm, welcoming space, start by choosing colours that invite you and your guests to the table.

Drawing from a palette inspired by fall's warm hues and turning leaves, you can make your dining space the best seat in the house. Here, Sharon Grech, Benjamin Moore colour and design expert, shares her professional advice to help you create memorable dining moments at home.

BRING THE RESTAURANT EXPERIENCE HOME.

Thoughtfully pair the colours in your dining space with food. "To emphasize the art behind every dish, shades of red are always a great choice," says Grech. "Favourite reds from Benjamin Moore such as Rosy Apple 2006-30 and Caliente AF-290 will



make food look almost too good to eat, and ensure your family and friends are left craving more."

CHOOSE COLOURS THAT SPARK CONVERSATION.

For fans of intimate dinner parties that last into the evening, Grech recommends incorporating rich, earthy hues such as Caponata AF-650 and Warmed Cognac AF-235, as these comfortable and convivial shades will encourage your guests to linger at the table just a little bit longer.

VISUAL EFFECTS CREATE A SEPARATE DINING ROOM.

If you don't have a designated dining room,

you can easily create a space that celebrates dining at home by colour-blocking a portion of a wall. Just as a plate focuses the eye on the meal, colour blocking can help focus the eye on one specific section of the space and create a defined area, even when you have an open-concept floorplan.

"Painting a colour block is a great weekend project, and Aura Waterborne Interior Paint helps you achieve professional results at home so you can always dine in style."

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