

# RESALE HOMES COLLECTIONS

## FEATURES

ORANGEVILLE/CALEDON  
VOLUME 1, ISSUE 6

Decorate with a nose toward inviting holiday aromas.....	2
Ask a Realtor.....	7
Activities for your kids to do over winter break.....	8
Village Highlight.....	11



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or buy a home?

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The Gould team

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passionate  
& experienced*

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That's not just a slogan. For Jerry Gould and the Gould team at Remax Real Estate in Orangeville, getting things done for their clients is the priority and it is what they excel at. The Gould team is there to help you realize your dream of homeownership so you are investing in your future, not your landlord's future. If you decide it's time to sell your home, the Gould team has the experience, the marketing savvy, and the dedication to ensure your property is visible and available to potential buyers.

Continued on page 4

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## Decorate with a nose toward inviting holiday aromas

**HOLIDAY DECOR** is as much about the sights and sounds as it is about the scents of the season.

Few things evoke the holiday spirit as much as the aroma of fresh evergreen or spicy cinnamon and cloves. Incorporating inviting aromas into holiday decor can make homes feel even more special.

Filling a home with fragrant decor takes a little ingenuity and planning. Here are some ideas to incorporate the scents of the holiday season into your decor.

- **Use a real Christmas tree.** An easy way to create a pine-like scent indoors is to select a real Christmas tree. Ask the tree farm which varieties are the most fragrant. If a fresh tree is not possible, fill a decorative basket with pine cones and evergreen boughs for that woody appeal.

- **Create a seasonal scented simmer.** Take to the stove to make a homemade air infusion from ingredients in and around the house. Simmer pine branches, citrus peels, vanilla, nutmeg, cinnamon, and whatever else can be placed in a pot or slow cooker with water. The scents will permeate the house for hours if enough water is added to the mixture.

- **Make holiday sachets.** Some of the same ingredients for the holiday simmer can be dried and sewn into sachets. Add ribbon and hang on real or artificial trees. Or tuck the pouches into various areas around the house.



- **Experiment with scented candles.** Scented candles can be found at various stores during the holiday season. Select among popular holiday aromas like pine, cinnamon, apples, and Christmas cookie varieties.

- **Utilize essential oils.** Natural food stores and other retailers may sell essential oils, which can be diluted and sprayed on surfaces or into the air. Exercise caution around upholstery, or test for staining before use.

- **Spend more time in the kitchen.** Add delicious scents to the home by way of freshly baked goods or holiday meals. Nothing beats the smell of cookies right out of the oven, and the scents can linger for hours.

- **Make beeswax ornaments.** Add scented oils to melted beeswax and pour into molds. Hang these creations as ornaments on trees or in other areas of the home.

- **Craft some "gingerbread" ornaments.** A mixture of cinnamon, applesauce and glue can be used to make ornaments or gift tags that resemble gingerbread cookies, and these ornaments have more staying power than actual cookies.

- **Design a pretty pomander.** Stud an orange with cloves. Cut off the top of the orange and hollow out a place for a small tea light. The warmth of the flame will produce more scent.



Photo by: Elaine Kehoe

*These are challenging times  
but we will come out of it stronger.*

*Wishing you a healthy  
and happy New Year.*



**Elaine Kehoe**

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Seasons Greetings *Thanks so much!*



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While licensed to deal in real estate anywhere in Ontario, the Gould team focuses primarily on Dufferin, Wellington, Peel, and Simcoe Counties, where they are closely familiar with the market, the trends, the neighbourhoods, and the nuances of each area.

"We are an all-encompassing full-service realty team," Jerry said of how his team works with clients who are looking to purchase or sell a property. "We have four active real estate agents and two administrators at our office. Coming to the Gould team when you are buying or selling a home means you are leveraging off of our experience. Here at the office, we have a combined 50 years of experience in real estate. We are under the Remax umbrella which is the most recognized brand in the world in real

estate. Our credentials speak for themselves. We are fortunate enough to have received many awards in our industry for top sales and customer service."

The Gould team prides themselves on the fact that when working with clients they provide a full-service experience and are dedicated to their client's best interest.

"Anyone who comes to the Gould team – they will not be disappointed," Jerry said. "We hold your hand from the beginning of the transaction to the end of the transaction."

For many first time buyers, the entire process of getting into real estate can be an intimidating experience. The Gould team helps reduce the stress and anxiety of what will probably be the biggest investment of your life.



...We are an all-encompassing full-service realty team...

"We have access to the best lending products. We have a relationship with highly experienced mortgage lenders. Many people are paying more in rent than they would be paying with a mortgage."

In these uncertain times, Jerry and the Gould team have adapted to a new way of doing business.

With the safety of both sellers and potential buyers a top priority, much of the real estate world has moved to a virtual presence where you can tour a house on the market without even leaving your home.

This gives potential buyers the unique opportunity to narrow down their search without wasting a lot of time driving to view different properties only to find it is not what they are looking for. It also provides sellers with the opportunity to reach out to a wider audience of potential buyers who can view their property from any distance before even making a decision to put down an offer.

The Gould team are taking full advantage of this virtual technology to assist home buyers and sellers in making sound decisions while staying safe.

Jerry and the Gould team would like to take this opportunity to wish all their family, friends, neighbours and clients a very Merry Christmas and a prosperous and happy New Year.

– Written by Brian Lockhart

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HOMES  
COLLECTIONS**

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Published By:



Tis the season to reflect on this past year and the things we are most grateful for, like our Family, our Friends and our Valued Clients.

Wishing You All The Best in Health & Happiness,  
During this Holiday Season & Into The New Year 2021!



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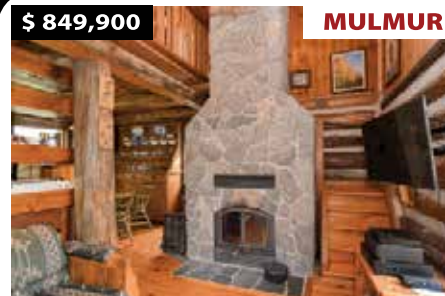


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*Oh, What a Year! For the most of us, a time that was usually filled with holiday parties, baking, and family events is looking quieter and more reserved. Whether you are settling in with some snacks and Christmas movies, or hosting a Christmas Eve Zoom Party, we wish you and your families a happy and safe holiday season, and all the best in 2021.*

*– Doug & Chris*



# THE REAL ESTATE MARKET

Dufferin County and Area

**Doug Schild**

Broker

**Chris Schild**

Sales Representative\*



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\*Licensed Assistant to Doug Schild

**\$1,499,900**



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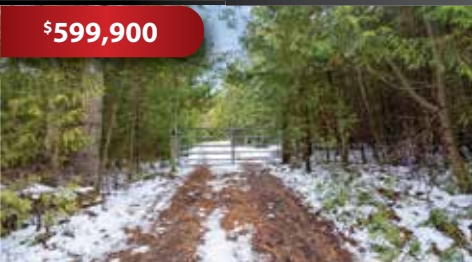


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**A SPACE FOR SANTA'S WORKSHOP** 44 acre lot featuring mixed bush, open meadow and spring-fed pond. Property boasts 900 ft of frontage with driveway into property at north end.

**\$599,900**



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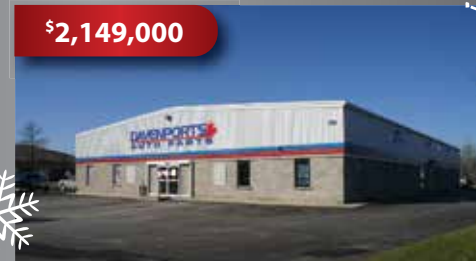
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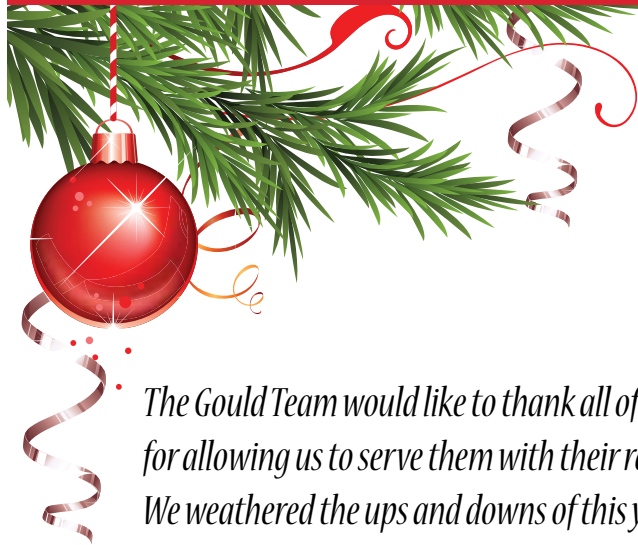
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*The Gould Team would like to thank all of our clients and their families for allowing us to serve them with their real estate needs in 2020. We weathered the ups and downs of this year and we are so grateful that you chose us. We wish you good health and may all of Gods blessings be with you this Christmas.*

*To all of our partners that make up a real estate transaction, lawyers, mortgage brokers, home inspectors and the awesome Realtors that we are privileged to work with, we thank you and Merry Christmas.*

*To my team, I am blessed to have such a wonderful group of people to work with, thank you for your dedication.*

*Merry Christmas and to everyone a healthy and prosperous new year.*

*Jerry*



## *The meaning of Christmas*

Far away in Bethlehem, a Baby Boy was born;  
Born with neither riches nor with fame,  
Yet Wise Men came from all around to  
bring to Him their gifts,  
And peace was felt by all who heard His name

Angels watched Him as He slept,  
and gently rocked His bed;  
Their voices singing softly in His ear;  
His Mother and His Father both gave thanks to God above  
For the greatest gift of all, their Son, so dear

They knew His life upon this earth  
would not be filled with wealth,  
They also knew He would encounter strife;  
But most of all, they knew that He would be a loving Child,  
And teach the love of God throughout His life.

At Christmas, as we celebrate  
this Birth of Jesus Christ,  
Let's keep in mind the truth of Christmas Day;  
For it's not the Christmas wrappings,  
nor the gifts that lie within,  
But our gift of love to others in every way...

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



# How did the real estate market perform this *year?*

It has been a difficult year for everyone and many businesses found themselves struggling to stay viable and adapt to a new way of doing things.



*The* real estate industry began a bit of a roller coaster ride beginning in March but has managed to bounce back by re-thinking the way properties can be bought and sold during tough times.

Early in the year, the market was on track to be similar to previous years. Local realtors set their goals and were looking forward to the traditionally busy spring market.

Through the first few months, the market was operating as expected with the usual number of properties being listed.

When the COVID-19 pandemic started and a nationwide shutdown of many businesses occurred, the real estate industry took a nosedive and came to a sudden and crashing halt with realtors wondering what their next steps should be.

Fortunately, the provincial government listed the real estate industry as an essential service which gave realtors the green light to get back into business.

However, the return to business meant realtors would have to re-think how they would continue while ensuring the safety of buyers, sellers, and themselves.

The first change was the elimination of open house showings. It made no sense to introduce a series of strangers to a person's home and most homeowners did not want groups of people entering their home without a proper health screening.

The next big change came in the form of virtual selling. While virtual tours have already been part of the industry for several years, the process became the norm when introducing properties to potential buyers.

Although the spring market was delayed, home sales began to pick up in the early summer as the new way of doing things became successful.

The local market saw an increase in activity from larger centres as people decided to leave the

bigger cities and explore a more laid back lifestyle in Dufferin County.

The fact that many people began working from home contributed to the influx of people heading north as they realized they no longer had to go through a daily commute to their place of employment.

For many people, the dream of rural living had suddenly become a viable option.

Limited travel opportunities also affected the market. With borders suddenly closed and many vacation destinations suddenly off-limits, people local to Dufferin country began exploring the options of buying a cottage up north.

This led to local realtors expanding their territory in search of vacation properties within Ontario.

Currently, the local market is busy, however, there is a low level of inventory on the market as many people have either delayed selling or decided to pull their house from the market until

things get back to normal.

With low-interest rates and multiple offers on homes listed in Dufferin County, it is still a seller's market in the region.

The real estate industry has adapted well to a new way of doing things, and both buyers and sellers have also come on board and are embracing this new way of both searching for properties as well as marketing through a virtual presence.

Jerry Gould and the Gould Team can be reached at their ReMax Real Estate Centre office at 115 First Street in Orangeville.

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

# Activities for your kids to do over *winter break*

(NC) There's the busy lead-up to Christmas, the happy frenzy of the day itself and that sweet spot afterwards, when children's gifts are still new and interesting. But most kids get two weeks off school, and because of COVID-19, many families have been home for months already.

It's easy to default to Netflix to watch another movie or play one more videogame, but these can leave some climbing the walls after awhile.

If you're home with your kids, there are many things to do to fill the time. Many involve learning something together – not a bad idea for kids who'll need to think again in January.

Here are five things to do over the winter break:

## 1. Take advantage of free activities.

Check the "What's on?" schedule for your community. Community centres, libraries, public parks and rinks often have great ways to spend time together both outdoors and virtually.

## 2. Download an educational app or two.

Try giving your kids a series of challenges to complete. Google Earth can take them anywhere in the world. What are five things they see when standing beside Big Ben?

## 3. Deliver a gift overseas.

The World Vision gift catalogue offers a window into the lives of kids in developing countries. Have your child browse the site and select a gift from your family to theirs. Your donation before December 31 means a 2020 tax receipt.

## 4 Read a new book together.

You can read together or individually, then chat about the latest chapter at dinnertime each day. Which character do they like best? Can they guess what will happen next? If a new book arrived under the tree, there's no better time to crack it open.

## 5. Be a socially distant local tourist.

Is there a part of the city you haven't visited? A nearby

town you'd like to see? Pack a lunch, then hit the road. Document the day with pictures.

Come the first day of school, kids are often asked to write about what they did on their vacation. They may not have been to Florida this year, but they will have had some interesting experiences with you.

[www.newscanada.com](http://www.newscanada.com)

**THE ROSE PERDUE TEAM**


*Merry Christmas and Happy New Year!*

*While many of us may have experienced challenging times in 2020, we can look forward with optimism & faith, in hopes that 2021 will bring renewed happiness, opportunities and bright spirits!*


*May your home be filled with health, love and happiness, today and everyday!*

**Call us today for step-by-step advice to buying and selling with your safety and best interests in mind.**

*Not intended to solicit Buyers & Sellers currently under contract with a Broker.*



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## AREAS WE SERVE

Members of the Orangeville & District Real Estate primarily serve, but are not limited to, the following areas: all of Dufferin County which is comprised of the rural townships of Amaranth, East Garafraxa, East Luther, Melancthon, Mono, and Mulmur as well as the communities of Grand Valley, Orangeville and Shelburne. The members also serve the Township of Adjala, the Town of Caledon and the Township of Erin.



## Working with a local realtor will provide success when searching for a home

RELOCATING to a new city or town can be a stressful experience even if you are happy to be making the move.

There are many things to consider when deciding where you want to live. Individual neighbourhoods all have their own unique characteristics and amenities, which you should be aware of when choosing where you will be calling home.

Whether you are moving across town or across the province, your best bet to making the entire process a lot easier is to work with a local real estate agent who knows the market, the current trends, and pretty much everything about the town or city you will be living in.

When moving to a smaller town or rural area, home buyers will have to adjust to a new experience and a new way of doing things.

Working with a realtor from outside of the area will only leave you with more questions than answers.

While a big city realtor may be familiar with doing business in an urban environment, the challenges of rural living won't be on their list of knowledgeable subjects.

Rural properties will have unique features that only a local realtor will understand and provide guidance for someone thinking about making the move to a country setting.

Features like septic systems, wells, and windmills, will be unfamiliar to a person who has never lived in a rural area. A local realtor can explain a lot about how these things will affect your lifestyle once you move to a new property.

Choosing a new neighbourhood can be difficult if you are moving to a new town. While you may like the houses in a certain area, you must also consider the amenities around you and how they will balance with your lifestyle.

For young families, the location of schools, community centres, sporting and cultural clubs may be on the top of the list.

...The Orangeville network of realtors takes pride in the fact that they all work well together and have a close working relationship with other businesses in town...

For older home buyers, the list of nearby businesses, clubs, and restaurants may be more important.

Your local realtor can advise you on other situations that may be happening in town and could possibly affect your home or neighbourhood in the future.

They can also guide you based on your 'wants list' and price range and suggest properties on the local market that will meet those needs.

Once you move into your new home, you may require the services of other businesses if you decide to do upgrades or renovations.

As part of the local business network, a local realtor can suggest reputable contractors, maintenance or landscaping people that have a solid local reputation.

The Orangeville network of realtors takes pride in the fact that they all work well together and have a close working relationship with other businesses in town.

They have your best interest at heart, because not only do they work here, they are your neighbours.

Finding a local realtor does not require a lot of effort. Your first step should be to visit the Orangeville and District Real Estate Board website, which has a listing of local realtors ready to help you.

Finding a realtor who is local and knows the market and the region is your best chance of having a successful and stress-free search for your new home.

Written by Brian Lockhart

### Dufferin Real Estate Market Update

#### Dufferin Statistics (excluding Orangeville) - November

	November, 2020	November, 2019	% Change
# of Active Listings	75	143	-47.55%
# of Sales	53	36	47.22%
Average Sale Price	\$997,835	\$643,936	54.96%

#### Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - November, 2020	Jan - November, 2019	% Change
# of Sales	638	519	22.93%
Average Sale Price	\$843,701	\$696,530	21.13%

#### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	75
Divided by Sales per Month	53
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.**

November 2020 vs. November 2019

The number of active listings in Dufferin (excluding Orangeville) decreased by 47.55% in November 2020 over the same month in 2019. The number of homes sold increased by 17 homes or 47.22% in November 2020. Average sale prices increased by 54.96%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 119 homes in November 2020 over the same month in 2019. Average sale prices were up by 21.13%.



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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# Paul Richardson

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# Merry Christmas & Happy New Year

Thank You to My Friends & Clients for  
Their Continued Support

*Sincerely, Paul*



### Stylish Inglewood Village Reno

Modern Finishes, Including Large Principal Bedroom. Fantastic Screened Sunroom Overlooking Your Private Yard. Enjoy A Fire In The Backyard Or Family Room With High Ceilings. Heated Workshop (16X20Ft) Is Great For Working From Home, Storage, Or A Bunkie For Overnight Guests Who Won't Want To Leave. \$850,000



### Glen Williams Show Stopper

All the ambiance and charm in this stunning custom home with open concept kitchen/dining/family room, formal living room, main floor office or bedroom. Second level boasts a spacious laundry room, four bedrooms. Hardwood floors, Cathedral ceilings, Oversize double car garage. Walk to the pub, fine restaurants, parks or float down the Credit River \$1,695,000



### Brampton Bungalow On Massive Lot!

Stonegate in North Brampton. Great layout with spacious living/dining room, open concept kitchen/family room with fireplace oversized private yard. Large master. 2 additional good-sized bedrooms. Generous-sized finished lower level. Desirable court location \$999,000



### Custom Estate on 60 Acres

Exquisite custom quality estate home on 60 gorgeous scenic acres. Incredible workmanship & stunning features. Lower level is ideal for family fun or an in-law suite. Meticulous grounds & farmable land plus a large 60' x 40' workshop. Conveniently located close to Georgetown and Terra Cotta in a picturesque setting with future investment potential adjacent to estate subdivision. \$4,800,000

# LISTINGS WANTED!

Active Buyers Looking for:

- Building Lots & Land
- Equestrian Property
- Estate Homes in Caledon, Erin or Mono/Amaranth

ROYAL LePAGE



Awarded the Royal LePage  
of Canada Red Diamond Award for  
Top 2% in Canada.

# Lavertyville

## Remnants of the village now private homes

If you have ever strolled through a local pioneer cemetery, you may wonder about the names etched in granite and weathered limestone on the markers and what the history is behind those names.

The Wesley Wesleyan Methodist Cemetery located on the Mono-Adjala Townline has some names that date back to the very beginning of Mono Township and have family connections to other pioneer cemeteries in the area.

Lavertyville is a former village located at the 20 Sideroad Mono and 7th Line EHS in Mono, northwest of Loretto.

The first settlers in the area were John Laverty, who brought with him his young daughter Dorthea, his father-in-law, and his brothers-in-law, James and Alexander Hutchinson.

They arrived in 1819 when Mono Township was a wide-open expanse of trees and forest with no settlements and a hard life ahead for anyone who wanted to clear the land and start a farm.

It is presumed that John was widowed shortly after the birth of his firstborn child, explaining why a single man would bring a young baby and his in-laws into such a wild area for a fresh start.

They had arrived after making a long journey from their native Ireland.

By the late 1820's, other settlers began to arrive and put down roots. The fledgling community was named Lavertyville after its first inhabitants.

In 1830, John remarried to a woman named Elizabeth Webb. They had five children together.

Elizabeth died only 15 years later age, 43 or 44.

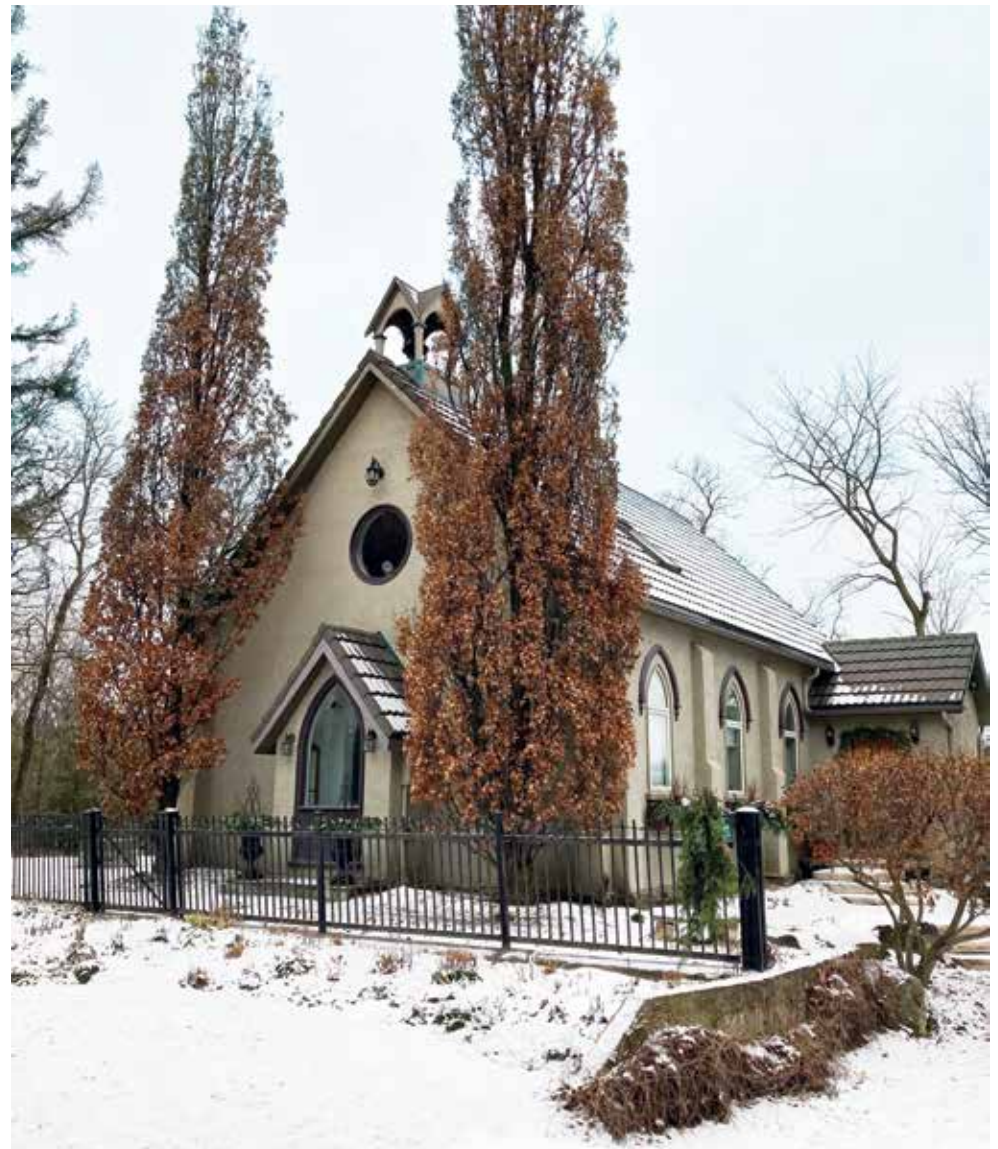
By mid-century enough people had arrived in the area to build the first church. Wesley Methodist Church was erected in 1847. St. Paul's Anglican Church was added in 1867.

There is no record of where school-aged children went to school at the time, if at all. However, a schoolhouse was built in 1902. That school burned to the ground during a fire and was rebuilt in 1906 as a brick structure.

A post office was opened in nearby Lorraine, another early settlement, and operated from 1854 until 1899.

Oddly, there is no mention of an Orange Lodge ever being chartered, as it was pretty common in local Irish based settlements in the area.

Over time, residents moved on to green pastures, and the little settlement went into decline.



The schoolhouse is still standing on the 20 Sideroad and is now a private residence.

On the other corner of the 7th Line, St. Paul's Anglican Church still has its church bell and is also a private residence.

Wesley Methodist Church is long gone, but the church cemetery still exists. There are 25 headstones in the burial ground.

All of the original settler, John Laverty's children lived long lives and are interred in nearby cemeteries.

Dorthea, who arrived as an infant at the turn of the 19th century, lived to age 78 or 79. She rests with her husband at Relessey Cemetery at 5 Line E.

John Laverty died in 1861, at age 74/75, 43 years after arriving as a pioneer in his new country.

He is buried, alongside his wife Elizabeth at St. John's Church cemetery in Mono.

John Laverty represents the true pioneer spirit of early settlers who gambled on a future in an untamed area.

- Written by Brian Lockhart



# Season's Greetings

from all the staff at

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

Our Award Winning agents have over 50 years of combined experience at your service! Caledon, Mono, Adjala and surrounding areas.



**PRIVATE, GATED EXECUTIVE HOME**

Gently rolling 25 acres. High-end finishes include kitchen, flooring & detail. Ready for a large family w/4 bedrooms on main floor, 1 more lower in full basement walk-out. Soaring ceilings, travertine floors, Jacuzzi tub...the list goes on. Property features a pond, forest, trails & more. Detached workshop & small barn-like outbuildings in the trees. Come & enjoy the quality & finer lifestyle this home has to offer. **Caledon \$1,849,000**



**LUXURIOUS LIVING IN PATHWAYS OF CALEDON EAST**

5 bedrooms & 5 baths with over 4000 sq ft of custom features & elegant upgrades on premium lot. Modern kitchen has quartz counters, high-end built in appliances, gas grill top, more counter space in the servery area as well as walk-in pantry. Main floor office & 2 master suite options have been enhanced w/superior light fixtures & high-end baseboards, crown moulding & window coverings. Separate side door entry to basement via spacious main level laundry & still covered by builders warranty. **Caledon East \$1,699,000**



**51.81 ACRES OF NATURAL BEAUTY**

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



**23.66 ACRES IN MONO**

Diverse land just north of Highway 9. Pretty treed property with a mixture of natural forest, reforested sections, pond, the works. This would make an exceptional building site for your custom home & is an ideal nature lover's paradise. Use your imagination and consider the possibilities. **Mono \$679,000**

## COMING SOON

Looking for an investment or maybe a live work opportunity!

**High Exposure Village Commercial Building with Retail at the front and existing massage therapy tenant at the back, 2 separate large residential units on the second level! Great central location, parking, with loads of charm! \$999,000**



**BEAUTIFUL 25 ACRE SUMPTUOUS RETREAT**

Meticulously transformed into one of a kind estate blending modern design w/charm of a historic villa. Upscale & custom finishing, copious sunlight, breathtaking views. Features extensive stone, vaulted ceilings, fireplaces, walnut features, fin bsmt, sauna, pool, ponds & heated/cooled workshop. Rare pkg for private retreat. **Caledon**



**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**

# MARKET IS HOT!

why wait until spring

# CALL NOW

## Santa Fund Donation

Due to Covid-19 and all the issues and concerns that brings, the Team at Re/Max In The Hills Inc. has forgone our annual Christmas Dinner, instead we have donated the \$1,600 that we would have spent to the Santa Fund this year. We hope this bring happiness and joy to some well deserving families in our area.

Merry Christmas  
and all the best in 2021.

