

RESALE HOMES COLLECTIONS

FEATURES

ORANGEVILLE/CALEDON
VOLUME 1, ISSUE 7

Recipe for stylish spaces: Designer tips to transform your kitchen with colour.....	7
Ask a Realtor.....	9
Organizing your home? Don't forget this important step	10
Village Highlight	11
Market Update	12
Planning a renovation? Staying safe is your number one priority.....	13
Village Highlight	14



Looking to sell
or buy a home?

519-942-7413
John@johnwalkinshaw.com



www.JohnWalkinshaw.com



Marg McCarthy Real Estate
**Local, experienced
& knowledgeable of
the regional market**

When you are considering making the biggest investment of your life, buying a home or property can be an intimidating and stressful experience – especially if you are a first-time buyer.

Having an experienced realtor on your side who can guide you through the entire process, offer advice, and has knowledge of the area will make the entire experience much easier and reduce the anxiety that can go along with making a life-changing decision. The team at Marg McCarthy Professional Real Estate Services in Shelburne has the experience to turn your dreams into reality and they do it with the genuine desire of having their client's best interest at heart.

Continued on page 4

Stephanie SIMONE
SALES REPRESENTATIVE
416-827-3071

THINKING OF BUYING OR SELLING?
SOLD

Stephanie SIMONE
SALES REPRESENTATIVE
416-827-3071
STEPHANIESIMONE.COM

MAYER-HARMAN TEAM
Efficient - Effective - Extraordinary

Office: 1-888-450-8301
Email: MayerHarmanTeam@gmail.com
www.TheMayerHarmanTeam.com

ORANGEVILLE CITIZEN • www.citizen.on.ca
CaledonCitizen • www.caledoncitizen.com

Published By: LP LONDON PUBLISHING CORP. London Publishing Corp.



LUXURIOUS LIVING IN PATHWAYS OF CALEDON EAST

5 bedrooms & 5 bathrooms with over 4000 sq ft of custom features & elegant upgrades on a premium lot! Modern kitchen with quartz counters, high-end built in appliances, gas grill top, more counter space in the servery area as well as walk-in pantry! Most sought after floor plan with main floor office & 2 master suite options. Enhanced with superior light fixtures, high-end baseboards, crown moulding & designer window coverings. Separate side door entry to the basement via the spacious main level laundry! Still covered by builders warranty; this is your way in to the exclusive enclave of Pathways!
Caledon \$1,679,000

RE/MAX
IN THE HILLS INC. BROKERAGE

Independently Owned & Operated

905-584-0234
519-942-0234
1-888-667-8299

www.remoxinthehills.com

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



Sean Anderson
Broker
seananderson@remoxinthehills.com

Dale Poremba
Sales Representative
dale@remoxinthehills.com

Jennifer Unger
Sales Representative
jenungar@remoxinthehills.com

Chris P. Richie
Broker of Record/Owner
chris@remoxinthehills.com

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

AWARD WINNING RESULTS

#1 REALTOR CALEDON

2015, 2016, 2017, 2018, 2019, 2020*

"THE NEW GENERATION OF REAL ESTATE"

tav@tavsells.com

www.tavsells.com



RE/MAX SPECIALISTS TAVSELLS INC.
BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

TEAM
TAV
SCHEMBRI
BROKER OF RECORD

416 206 8164



**OVER 100 MILLION DOLLARS
IN SALES 2020**



Serving Caledon, Erin, Southfields, Bolton, Palgrave,
Cheltenham, Brampton, Orangeville, Mono & Surrounding Areas

ARE YOU THINKING OF BUYING OR SELLING YOUR HOME ?

Why Work With A Single Agent When You Can Benefit From A Proven Successful Team !!

- FREE:** Current Market Property Evaluation
- FREE:** Top Of The Line Photography , Drone Video & Live Virtual Tour Video
- FREE:** Staging Accessories and Artwork
- FREE:** Packaging Boxes
- FREE:** Full Color Gloss Brochures , Booklets & Postcards
- FREE:** Comprehensive Social Media Presence
- FREE:** Advertising in Multiple Publications
- FREE:** Open House Service

*Call The Neighbourhood Expert
With Award Winning Results
and Let's Get You Started With
Our Proven Sales System.*



Like us on  

* As Per RE Stats Inc based on Volume Combined

Not intended to solicit sellers or buyers currently under contract to a brokerage

CALL FOR A FREE NO OBLIGATION HOME EVALUATION

JUST SOLD

Call us now and lets get you started

No home is too BIG or too SMALL



3 Cross Country Blvd.



5 Reddington Dr. #3



6 Allison Crt.



7 Ocean Pond Crt.



8 Huntsmill Dr.



11 Pridham Place



16 Ingleview Dr.



16 Meek Ave.



16 Skelton St.



17 Beechgrove Sdrd



19 Buckstown Trail



24 Buckstown Trail



28 Barleyfield Rd.



32 Estateview Circle



35 Diamondwood Dr.



44 Livingston Dr.



54 Junetown Circle



57 Lorne St.



67 Sparrowbrook St.



68 Meek Ave.



99 Summer Valley Dr.



119 Turner Dr.



200 Veterans Way



242 Bonnieglenn Farm Blvd.



2842 Forks of the Credit Rd.



2910 Hwy 7



4717 Beechgrove Sdrd



4954 Boston Mills Rd.



8944 Castleberg Sdrd.



9056 Finnerty Sdrd



14901 Highway 50



15340 Airport Rd.



16179 Hurontario St.



16865 Caledon King Townline



18794 Horseshoe Hill



197255 2nd Line



293199 8th Line

SIGN OF A
GREAT REALTOR
SOLD



15196 Creditview Rd.



16105 Hurontario St.

PROFESSIONAL - RESPECTED - EXPERIENCED - TRUSTED

Continued from the cover

As a life-long Shelburne resident and long-time local business person, Marg McCarthy, Broker of Record, knows pretty much all there is to about the Town and surrounding area. She understands both the community and how to find the right property for her clients.

After gaining years of experience with another real estate brokerage and becoming a top salesperson, Marg decided it was time to open her own Real Estate brokerage and use that experience for the benefit of her clients.

She opened Marg McCarthy Professional Real Estate Services in Shelburne three years ago and has gained a solid reputation in the region.



She helps clients that are already living in the region as well as those who are moving to the area and need the expertise of a local realtor who understands urban real estate as well as the nuances and things you should consider when thinking of moving to a rural property.

"I've been in this area pretty much my whole life, and my parents grew up in this area as well," Marg said of her roots in Shelburne. "We are well known and well connected in the area, so I know the business and the area. Knowledge and experience of the local market are what clients get when they come here."

Her knowledge of the market and the region gives her the well-rounded experience to work with clients looking for residential, commercial and industrial properties as well as rural property and farms.

When dealing with clients, Marg really does have their best interest in mind and likes to forge solid business relationships with her customers.

"My business model is to educate and consult with people," she explains. "We're very honest and clients have referred people to us for that very reason. For rural properties especially, we try to educate people on what to look for and what it is all about."

Having a local realtor is very important for someone who is considering buying a rural property for the first time. Marg can explain the nuances of country living and the challenges new owners can expect.

...Knowledge and experience of the local market are what clients get when they come here...

Many people moving to a rural area for the first time may be unaware of things like wells, septic systems, propane heating, and windmills.

The company website is an important tool for people who are interested in relocating to the area. The website features virtual tours and 360-degree walk-throughs so clients can have a solid understanding of a property and make an informed decision about visiting without having to make repetitive trips to the area.

Marg is a member of two real estate boards – the Toronto Real Estate Board and the Realtors Association of Grey Bruce Owen Sound.

Her goal is to help clients by providing knowledgeable service and expertise on real estate in the region.

You can find out more about Marg McCarthy Professional Real Estate Services by visiting the website on-line at www.McCarthyRealty.ca or by telephone at 519-216-1756.

– Written by Brian Lockhart

RESALE HOMES COLLECTIONS

Account Sales Manager
HEATHER ERWIN
heather@caledoncitizen.com

Advertising Sales Representative
ERIN LUCKETT
erin@lpcmedia.ca

Advertising Sales Representative
VICKI MEISNER
vicki@lpcmedia.ca

Advertising Sales Representative
DOUG SHERRITT
doug@lpcmedia.ca

Advertising Sales Representative
HEATHER LAWR
lawr@sympatico.ca

Art Director
SARAH DIDYCH

Published By:



Successful Buying & Selling with Proven Results

We Have Buyers Looking For Country Properties with Acreage

Great Time To List Your Property!
Call Marg McCarthy For Your **FREE** Market Evaluation*



3D VIRTUAL TOURS



VISIT WWW.MCCARTHYREALTY.CA
FOR EASY ONLINE PROPERTY VIEWING & WALK THRU'S

\$ 155,000



ROSSEAU WINTERIZED COTTAGE ON STAR LAKE
• 3 Bed • 1 Bath • Fully Furnished & Outfitted
• Parking For 2 • BBQ Deck • Shared Onsite Laundry
• **All Year Access & Winterized With Gas Fireplace**
• Maintained 1500 ft Sandy Beach & Long Dock
• Beautiful Star Lake Just 20 Mins. E. of Parry Sound
• *Some conditions apply... Call Today For More*

\$ 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

\$ 749,900

EAST LUTHER



BUNGALOW ON 0.9 ACRES

- 4 Bedroom • 2 Bathroom • Quiet Village of Colbeck
- Open & Wide Front Porch Entry with 2 Coat Closets
- Modern Eat In Kitchen w/ Island & W/O to Back Deck
- Lg Living Room w/ 2 Bay Windows & Propane Fireplace
- Large & Private Treed Yard That Backs Onto Open Field
- On Paved Road Just 10 Mins to Grand Valley

\$ 739,000

FLESHERTON



GAS BAR & RESTAURANT / C2 COMMERCIAL ZONED BUILDING ON 3.88 ACRES

- Great Location on Heavily Travelled Grey Road 4 that connects 2 Major Roadways Hwy 10 & Cty Road 124
- Many Local Clientele + Summer/ Winter Tourist Travelers
- 3 Pump Gas Bar & Convenience Store + 1255 sq ft Restaurant / Commercial Space • 30+ Parking on Lg Lot

\$ 669,000

SHELburne



COMMERCIAL BUILDING \$ 699,000
SUNRISE DINER BUSINESS \$ 159,000

- Prime Downtown Commercial Store Front Location
- Large 2nd Floor Apartment - 3 Bed, 2 Bath w/ Laundry
- Restaurant Seats 60 • Galley Style Commercial Kitchen
- Front & Back Entrances w/ Parking • Basement Storage
- Busy & Growing Community • Call For More Info

Marg McCarthy
PROFESSIONAL
REAL ESTATE
SERVICES INC. BROKERAGE

HAPPY NEW YEAR!



Marg McCarthy,
BROKER OF RECORD

Katie Prince
Sales Representative

519.925.6948

info@mccarthyrealty.ca
www.mccarthyrealty.ca

110 Centennial Road, Shelburne, ON L9V 2Z4

MARG MCCARTHY PROFESSIONAL REAL ESTATE SERVICES INC, BROKERAGE

*Not intended to solicit buyers or sellers currently under contract with a real estate brokerage

Thank You

*We would like to thank all of the
**FRONT LINE WORKERS
IN OUR COMMUNITY**
who continue to work tirelessly
in the fight against COVID-19.*

Wishing you a safe and healthy 2021!

*Sincerely,
Doug & Chris*



**THE REAL ESTATE
MARKET**

Dufferin County and Area

Doug Schild

Broker

Chris Schild

Sales Representative*



TheRealEstateMarket.com

info@therealestatemarket.com



519.941.5151

HELPING YOU IS WHAT WE DO.



RCR Realty, Brokerage. Independently Owned & Operated.

*Licensed Assistant to Doug Schild



**Proudly Supporting The
Headwaters Healthcare Foundation**

**VISIT OUR TEAM AT
WWW.THEREALESTATEMARKET.COM**

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.



It's a seller's market in Orangeville

THE REAL ESTATE MARKET has a constantly changing dynamic that can ebb and flow over the years based on a variety of factors.

The economy, market trends, pricing, personal lifestyles and choices all play a part in determining the availability of properties in a region.

Some years have a buyer's market with plenty of homes up for sale, while other years become a seller's market with more interested buyers than sellers. A balanced market means there is a fairly equal number of buyers and sellers hoping to make a deal.

Currently, Orangeville and the surrounding region is experiencing a seller's market with far more people hoping to buy than homeowners looking to sell.

The current situation with the COVID-19 pandemic has certainly influenced the market and the way real estate businesses conduct transactions.

With many people now working from home, many homeowners have decided to stay put rather than move. At the same time, many people are considering moving from large urban centres to smaller towns now that they don't have to commute and be at a local job site.

After a booming summer period, the market has cooled and the region has a low inventory of available homes even though there are plenty of buyers interested in moving into the area and are paying big bucks for houses.

The Orangeville market has gone up by around 30 percent over the past year.

The challenge now is to market homes during the current difficult situation.

The real estate industry has adapted to a new way of doing things when it comes to buying and selling properties during challenging times.

The old way of doing 'open house' type selling methods is no longer taking place.

Instead, the entire industry has moved to virtual tours that enable potential home buyers the ability to see a property without ever leaving home.

...the region has a low inventory of available homes even though there are plenty of buyers interested in moving into the area and are paying big bucks for houses...

This benefits both buyers and sellers. It eliminates the need for potential buyers to have to travel to different locations to see a property that they most likely won't be interested in.

It also takes a lot of pressure off of home sellers who can be assured the only people visiting are those that have seen the property and will be making a real offer.

Eventually, a serious potential buyer must physically visit a property to make a final decision.

When this happens, there are numerous protocols in place to ensure the safety of both homeowners and visitors.

The home seller will not be home when visitors arrive with their real estate agent. Only the decision-makers will be allowed into the home to keep contact to a bare minimum.

Homeowners are asked to turn on all lights and make sure all interior doors are open before leaving home. This allows visitors to see all the rooms without having to touch light switches or doorknobs.

All visitors are spaced far enough apart to allow homeowners to disinfect the premises before anyone else arrives.

It is a complicated world right now, but the real estate industry has adapted well to challenging times to ensure their clients receive excellent service while staying safe.

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - December

	December, 2020	December, 2019	% Change
# of Active Listings	44	116	-62.07%
# of Sales	30	22	36.36%
Average Sale Price	\$859,817	\$736,046	16.82%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - December, 2020	Jan - December, 2019	% Change
# of Sales	667	540	23.52%
Average Sale Price	\$845,171	\$698,289	21.03%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	44
Divided by Sales per Month	30
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.

December 2020 vs. December 2019

The number of active listings in Dufferin (excluding Orangeville) decreased by 62.07% in December 2020 over the same month in 2019. The number of homes sold increased by 8 homes or 36.36% in December 2020. Average sale prices increased by 16.82%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 127 homes in December 2020 over the same month in 2019. Average sale prices were up by 21.03%.



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.



Visit www.odreb.com to find an agent today!



RECIPE FOR STYLISH SPACES:

Designer tips to transform your kitchen with *colour*

(NC) The kitchen is truly the heart of the home, pulling more than just double duty by serving as study space, second living room, work-from-home zone and dining room.

With more of us spending more time at home – and more time cooking – now is the perfect time to transform your kitchen. Here Sharon Grech, Benjamin Moore colour and design expert shares her designer advice to give your kitchen a fresh new look.

TRUE BLUE This year, one of the hottest trends in kitchens is blue accents. “If you tend towards a more neutral palette, blue is an ideal colour to experiment with as it pairs well with multiple styles and with other colours,” says Grech.

Stylish shades of blue-green, like the 2021 colour of the year Aegean Teal 2136-40, will make your kitchen a welcoming, comforting space for creativity and culinary adventure.

SERVE UP LOOKS One of the most impactful, fast and cost-effective ways to transform your kitchen is by painting your cabinets.

“I am an advocate for repainting, not replacing and with Benjamin Moore paint a DIY kitchen transformation with professional results is possible in a weekend,” says Grech.



The kitchen is the most high-traffic space in any home making durability essential. “Opt for the hard, furniture-like finish of Advance interior paint, available in four popular sheens, including matte and high gloss, to suit any kitchen style from farmhouse to ultra-modern.”

Once you have repainted your cabinets, add new hardware to replace existing door pulls and handles to complete your DIY transformation.

ACCENT YOUR ISLAND Want to add just a touch of colour to your neutral kitchen? Painting the island in a complementary shade is a favourite designer trick to add style and a focal point to the kitchen.

Grech recommends shades like Hale Navy HC-154 and Van Deusen Blue HC-156 for blues that suit styles ranging from minimal to traditional.

www.newscanada.com



Nature Lover's Paradise!

Embrace The Sound And Sight Of The River Rushing Past. Gorgeous, 2019 Constructed Home With Reclaimed Birch Plank Flooring Throughout, Bright Spacious Kitchen With Quartz Counters & W/O To 10' X 29' Covered Porch. Stones And Barn Board Previously From Property Make Up The Stone Fireplace And Mantle. 2 Massive Cedar Decks Overlook River & Waterfall On 1st & 2nd Floor. Waterfall, Swimming Hole, Private Island; Watch The Red Otter Play!

1470 Queen St. W, Caledon
\$1,689,000



sarahaston.ca

SARAH ASTON
Sales Representative

SUTTON - **HEADWATERS REALTY INC**
Town and Country Properties

519.217.4884



Jerry Gould - Broker
519-217-7653

Laurie Drury - Sales Representative
519-940-1731

Julie Huppé - Sales Representative
519-942-6668

Dina Amaral - Sales Representative
647-631-7126



WWW.KISSREALTY.CA

519.942.8700

FEATURE LISTING

345305 15TH SIDEROAD, AMARANTH



Imagine never having to leave your home to go to the gym or a movie theatre? This home is an easy commute to anywhere in Dufferin County and has everything one would expect in a home of this caliber. Games room, inground pool, gourmet kitchen, 6 beds, 5 baths, gym and movie theatre. It will take your breath away the moment you enter the front door.

\$3,200,000



MEET THE TEAM

Julie Huppé, Sales Representative

Julie is a small town business girl from Northern Ontario. As a single mom of 2 boys she moved from home, purchasing Hockley Hills School of Horsemanship as a non-revenue generating business and in a short period of time has built it into a successful and respected riding and boarding academy here in Orangeville. She is no stranger to hard work and accomplishing tasks under pressure. Her 30 years with horses, farm life, designing, and building farms in the past has given her a great amount of knowledge in all aspects of owning and operating a farm and business. She pays extra attention to details and could even say she's a little obsessive! Her life experiences align well with the skills and character needed to be your partner in the process of selling or buying your home or business, call Julie today to discuss your real estate needs.

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



How do you sell your home during a pandemic?

We may be living in challenging times, however, that doesn't mean you have to put your entire life on hold and stop making the important decisions.

When it comes to buying property or selling your home, the real estate industry has adapted to meet the needs of property owners so they can place their home on the market and have a successful sale while having confidence in the entire process.

The industry has fine-tuned the craft of virtually selling homes on-line so buyers can view a property without ever leaving home, and sellers can be assured potential buyers have access to their property on the market.

In fact, the entire process has become so defined realtors can market a property, show a home, and actually close a sale without ever having anyone in the home if necessary.

All aspects of buying or selling a property can be achieved electronically.

Since the demand for virtual tours has increased dramatically during the pandemic,

the tour themselves are more accurate than ever before, allowing potential buyers to see every detail of an available home.

While some homeowners have decided to delay putting their home on the market at the current time, for others there is a real need to put a house up for sale.

Whether a change in life status, a new job, downsizing, up-sizing, or other reasons, some homeowners will decide to sell regardless of the current situation.

Obviously, not everyone will purchase a home that they have not actually visited.

To prepare for this, the real estate industry has an entire set of guidelines to allow people to visit a home while maintaining the safety of both buyers and sellers.

Only the potential buyer or decision-makers can enter the home. That means other family

members and even children will not be allowed to enter the house. This is for the protection of both the buyer and the seller.

In addition, homes are shown only by appointment with times allotted, so there is no constant entry to the property. This allows homeowners time to sanitize the home between visits.

Everything you need to be safe, if you haven't brought it with you, will be located at the front door of a home when you enter.

Currently, it is a seller's market in Orangeville and the surrounding area meaning there is no shortage of potential buyers. There is such demand for homes in the area, that over the past year, average home prices increased by about 30 percent.

People looking for a home are now accustomed to using an internet-based approach when looking for a property, meaning sellers can have peace of mind knowing their homes are visible on the market.

There has been a steady stream of people relocating to the area from larger centres which has placed tremendous pressure on the local market but is a good thing from a sellers point of view.

Selling your property during these difficult times doesn't mean you should be worried about having to place your home on the market.

The real estate industry has adapted to the times to make it an easy and successful transaction.

Jerry Gould and the Gould Team can help you through any home buying or selling process with knowledge and expertise in the local market and best industry practices.

– 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

Organizing your home?

DON'T FORGET THIS IMPORTANT STEP

(NC) With many of us spending more time at home, we're tidying our closets, basements and storage spaces. While you're doing this, it's a great time to calculate the value of your belongings with a personal inventory.

Over the years, we accumulate a lot of things, and it's easy to lose track. However, all belongings are worth a price, and you may be surprised. That's where a personal inventory comes into play. To create your own and ensure you will be adequately compensated for your possessions if they are stolen or damaged, here are some tips to follow:

DO YOUR RESEARCH

Shopping addicts will be thrilled because an important step to creating your personal inventory is to identify the retail price of your goods. Do some online sleuthing at your favourite stores to have a better idea of what it would cost if you had to replace everything.



CLEAN OUT YOUR CLOSET

You don't have to wait for a change of season to tidy up your wardrobe. Go through your clothes and accessories one by one in order to have an accurate count and take the opportunity to donate what you don't want anymore. This will help you develop an estimate of what your closet is worth. In the future you can save your receipts to update your inventory with new items.

USE ONLINE TOOLS

Some insurance providers such as Belairdirect offer user-friendly forms to help you. They will speed up the process and make it easy to keep it updated, organized and accessible.

RENT WITH PEACE OF MIND

Even if you are a tenant, it is important to make an inventory of your belongings. Whether it's the fridge your aunt gave you when you moved out, your grandmother's sofa or your parents' old bed that furnishes your home, all your belongings must be listed so that you have an accurate replacement cost for all your household goods should anything happen.

After all the hard work you've done, it's important to stay on top of your list with check-ins every year or each time you make large purchases.

Find other tips and learn more about the importance of an up-to-date personal inventory at belairdirect.com.

www.newscanada.com

THE ROSE PERDUE TEAM

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.



ROSE PERDUE
Lead Sales Representative
rperdue@remaxwest.com
DIRECT: 416-574-2727



STEPHANIE PERDUE
Sales Representative
sperdue@remaxwest.com
DIRECT: 647-388-0919

RE/MAX
West Realty Inc., Brokerage
Independently owned and operated

www.RosePerdue.com

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

 **The Mortgage Centre**
We work for you, not the lenders.
Turnbull Financial
The Mortgage Centre - Lic. #12569



SHANNON TURNBULL
PRINCIPAL BROKER - M08002878
shannonexpert@mortgagecentre.com

An independent member of the Mortgage Centre Network

Tel: 905-951-0234
Cell: 416-985-0234
Toll Free: 888-951-0234

www.shannonturnbull.com

 **BRIGHT SKYLIGHTS INC.**

WE FIX SKYLIGHTS!

- Skylights replaced?
- No mess in your home
- Leak-proof - Guaranteed!
- Licensed & Insured
- 10 year Guarantee



CALL JOE AT ANY TIME
416-705-8635
brightskylights@gmail.com

www.brightskylights.ca

SMART Organizing & Property Management
Solutions for life, home and business

Time to Organize!

Clearing the chaos and overwhelm to create safe, organized and functional spaces to improve accessibility and productivity in your life, home & business.



647-962-4330
ida@smartorganizing.ca
www.smartorganizing.ca

Long lost village of Stanton almost known by a different name

Many Ontario towns were named after the original settlers who first staked a claim on the land, cleared the area for farming, and perhaps opened a general store.

STANTON, ONTARIO, got its name when a judge made his decision to settle any future dispute between two founding families of the town.

The earliest settlers in the area, located on what is now Airport Rd., just south of Mansfield, were the Hands and the Walker families. Why the name Stanton was chosen is a mystery – at least it's not recorded anywhere – although the town was indeed referred to as Handsville at one time, but it was an unofficial designation.

The two families arrived at the spot in the 1820s, and not long after, a few buildings were erected.

That naturally caught the attention of others who moved to the area. One of the first official buildings was the Orange Hall, charter number 80. It was given the go-ahead in 1831. The first Orange Halls was built on the 5th sideroad then later rebuilt in the centre of the village.

The town built a schoolhouse on the 5th in the early 1850s, however, it was a rather primitive log structure. They replaced it with a more up-to-date building in 1868.

By the 1860s, the town was booming. At least booming by early pioneer days standards.

Of course, like any new town in Ontario, alcohol was a primary factor in getting things rolling.

In 1866, William Beatty arrived in town and built the Union Hotel, which also had a tavern and a store.

Mr. Beatty opened Stanton's first post office the following year to really put the town on the map.



By this time in history, Stanton had become somewhat of a stopping area for travellers. A second hotel was built in town by a man named James Walker.

Apparently, people had money to buy things because a third store was opened by a man named John Arthur Love.

The local economy grew to include four carpenters, a wagon and carriage shop, two blacksmith shops, and even a dentist. The good folks of Stanton and the area took care of their teeth.

By the mid-1860s, the town had grown to a population of around 100 souls.

The glory years for the small town were the 1870's, which saw more new businesses open shop.

Toward the end of the 19th century, the town added a butcher and a singing teacher of all things, who apparently did a brisk business teaching enthusiastic groups of up to 50 people.

In 1870, Stanton was chosen as the seat for a new courthouse. While the taverns in town provided what many people wanted, they also provided more than a fair share of alcohol-induced rowdiness, which concerned some of the more upstanding citizens.

Although a temperance movement was underway in 1900, a proposed law banning the sale of alcohol never passed.

With the prevailing attitude that his hotel and tavern was the source of much trouble, James Walker decided to get out of the hotel and alcohol business. The turn of the century saw the town go into decline. The Stanton post office closed in 1915 and was replaced with rural mail delivery. The courthouse was closed in 1929 and the courts were relocated to Shelburne.

Over time most of the buildings were demolished. One hotel stood up until just a few years ago. There was a plan to relocate it and preserve it, however, funds dried up and the building was demolished.

The old general store is still standing and was The Olde Stanton Store. It was a shop that sold a variety of artwork, crafts, and specialty items, however, it recently closed. A walk through the building was a step back in time where you could walk across the 160-year-old floorboards

and soak up the atmosphere of a long-ago era.

Stanton's history as a working town lasted only five decades, but many of its citizens went on to bigger achievements in the province.

– Written by Brian Lockhart

\$499,999



69 Boyne St. Unit 311, Alliston

Opportunity awaits, 2bdrm, 2baths, 1 garage parking spot and locker owned, walking distance to downtown, elevator, secure entrance, Quick closing available, call today for your showing.

MLS # N5085297





Ken Pratt CSP

Salesperson

Office: 905-936-2121 Direct: 705-796-6753

kenpratt@century21.ca • www.century21.ca/KenPratt





**RESALE
HOMES
COLLECTIONS**

SPRUCE UP  YOUR SPACE
Giveaway!

YOU COULD
WIN
\$100
GIFT CARD



Starting in February one lucky reader each month will walk away with a \$100 gift card from a featured local store.

**Read Resale Homes Collections
next month to find out how to WIN!**

ORANGEVILLE CITIZEN

CaledonCitizen

MARKET UPDATE

Orangeville December 2020

Orangeville Statistics - December

	December, 2020	December, 2019	% Change
# of Active Listings	10	26	-61.54%
# of Homes Listed	17	18	-5.56%
# of Sales	21	26	-19.23%
List Price vs. Sale Price Ratio	101%	99%	2.02%
Average Days on Market	24	35	-31.43%
Average Sale Price	\$770,707	\$585,967	31.53%

Orangeville Statistics - Year to Date

	Jan - December, 2020	Jan - December, 2019	% Change
# of Homes Listed	733	851	-13.87%
# of Sales	621	613	1.31%
List Price vs. Sale Price Ratio	101%	99%	2.02%
Average Days on Market	16	26	-38.46%
Average Sale Price	\$641,211	\$564,384	13.61%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	10
Divided by Sales per Month	21
Months of Inventory	0.5

There is currently .5 month of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

December 2020 vs. December 2019

The number of active listings in Orangeville decreased by 61.54% in December 2020 vs. December 2019. 1 fewer listing came on the Toronto Board in December 2020 vs. December 2019, which is a decrease of 5.56%. The number of homes sold decreased by 5 homes or 19.23%. The average days on the market went down from 35 to 24 days. Average sale prices were up by 31.53%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Orangeville, year-to-date decreased from 851 to 733, which is an decrease of 13.87%. The number of homes sold increased by 8 homes. The average days on the market decreased from 26 to 16 days. Average sale prices were up year over year by 13.61%.

Caledon December 2020

Peel - Caledon Statistics - December

	December, 2020	December, 2019	% Change
# of Active Listings	64	136	-52.94%
# of Homes Listed	52	46	13.04%
# of Sales	78	46	69.57%
List Price vs. Sale Price Ratio	97%	94%	3.19%
Average Days on Market	20	39	-48.72%
Average Sale Price	\$1,321,989	\$993,911	33.01%

Peel - Caledon Statistics - Year to Date

	Jan - December, 2020	Jan - December, 2019	% Change
# of Homes Listed	1,932	1,897	1.85%
# of Sales	1,260	983	28.18%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	21	30	-30.00%
Average Sale Price	\$1,120,126	\$946,636	18.33%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	64
Divided by Sales per Month	78
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.

December 2020 vs. December 2019

The number of active listings in Caledon decreased by 52.94% in December 2020 over the same month in 2019. The number of listings that came on the Toronto Board in December 2020 vs. December 2019 increased by 6 homes or 13.04%. The number of homes sold increased by 32 homes or 69.57%. The average days on the market decreased from 39 days to 20 days. Average sale prices were up by 33.01%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Caledon, year-to-date increased from 1,897 to 1,932, which is an increase of 1.85%. The number of homes sold increased by 277 homes or 28.18%. The average days on market decreased from 30 days to 21 days. Average sale prices were up by 18.33%.

Planning a renovation?

Staying safe is your number one priority

(NC) As we spend more time at home during the pandemic, we're thinking about our spaces differently so we can make the most of them.

Reinvention can help you extend your functional square footage and ensure your home keeps up with your evolving needs. Here are some inspiring ideas to try:

RETHINK YOUR OUTDOORS

We've all fallen in love with spending time outside, as it's a safer way of seeing friends and family separate

from our household. But as the temperature dips, it's time to get creative to keep these get-togethers going. You can continue to enjoy your backyard with an outdoor firepit or heating lamp. Your garage can function as a man cave with a well-loved couch and foosball table, while a screened-in porch can make the perfect sunroom when you add a comfy armchair and fuzzy blanket. To help make your garage, covered porch or patio feel cozy and inviting, lay down some subfloor panels from Dricore. They insulate against cold, hard concrete to create a softer and warmer environment.

REIMAGINE YOUR CLOSETS

Who says a closet can serve only one purpose? There are many creative ways to use these small spaces throughout your home. If you have a walk-in closet in your bedroom, consider turning



it into a snug nursery with a basinet and a couple of chests of drawers for your clothes and the baby's things. If you have a traditional sliding-door closet in the kids' room, try pulling off the doors and using the resulting nook for a dedicated playspace or at-home learning spot. If you're planning on keeping your closets for storage, then invest in quality organizers to fit more things and free up space in other areas.

RECLAIM YOUR BASEMENT

A chilly, damp basement is uninviting and doesn't encourage you or your family to spend time

there. But what if you could turn it into a warm and comforting space? Dricore subfloors can also help in here by helping to protect against moisture, mould and mildew so you have peace of mind knowing your flooring is safe. Once you have this essential step down, you can transform your basement into a valuable area of your home, like a gym or playroom. And because subfloors provide cushioning and warmth, you can feel comfortable walking around in your bare feet while doing yoga or letting the kids have fun on the floor.

www.newscanada.com



Elaine Kehoe

Elaine Kehoe Slavens & Associates Real Estate Inc. Brokerage
367006 Mono Centre Road, Mono, ON L9W 6X5

Manager/Salesperson
Cell: 416.278.0662 Office: 519.940.9995
Email: ekehoe@sympatico.ca
elainekehoe.com



075224 24/25 Sideroad, East Luther Grand Valley

Welcome to rural living. Located in the quiet town of East Luther Grand Valley, this 5.7 acre property features a well sized, 3 bedroom bungalow, a 3 car garage and a spacious yard with a pond. Less than 20 minutes from Shelburne and 30 minutes from Orangeville.



*Acted for Buyer

SOLD



794418 3rd Line EHS, Mono

2,734 sq. ft. 3 bedroom, 3 bathroom, log home, nestled on 5.65 acres. Surrounded by rock face escarpment, mature forest and perennial gardens. The approx. 1,000 sq. ft. of multi-level decking provides ample space to relax and take in the sights and sounds of this unspoiled piece of paradise.

In addition to our Mono office, Slavens has two offices in Toronto with over 70 agents. Think about how many more potential buyers will see your home when you list with Slavens. Call Elaine to arrange a virtual meeting to discuss our innovative marketing ideas.

Chasing ghosts: The lost town of Ballycroy

A town where a quick fist and liquid courage provided nightly entertainment



While thousands of commuters pass through the intersection of Highway 9 and 50 every day, few realize that on top of the hill on the northwest corner of the crossroads was once a thriving little town with a colourful cast of wild-west type characters and a rather dark history if you look deep enough past the written archives.

It was called Ballycroy – named after the hometown in Ireland of the original settlers who found it a good place to start a mill in the 1820s.

After a good run of around 55 years, the town was, for the most part, abandoned.

The main street is now overgrown and mature trees stand where businesses thrived.

If you know where to look, you can find remnants of where some of the buildings once stood, but for the most part, Ballycroy only exists as a footnote in Ontario history.

The only original building still standing and occupied is the general store and post office along with a barn on the property.

It was a thriving business in its day with a second-floor meeting and dance hall and the main house that also served as a hotel.

The business prospered, as more people moved into the town, it became a bustling little community.

By 1870, there were two churches, two general stores, a mill and complementary businesses, a millinery shop, post office, doctor, veterinarian and a blacksmith.

It had all the trades and skills you needed to keep a town running. There was also a small race track and fairground, but most notably, there were four hotels and a liquor store – a lot of alcohol for a town of 200 people.

The thing about Ballycroy that stirred up resentment among its residents was that most, if not all, of its residents, were Irish.



That in itself was typical of early 18th century immigrants to Ontario. But when you have a town that is filled with Irish of the Catholic faith and throw in a bunch of the Protestant faith, well in those days it could spell trouble – and it did.

The fact that the Protestant side decided to build an Orange Lodge in the middle of town did little to heal any local bad feelings that might have already brewed among the local populace.

The Fehely Hotel was one of the more notorious establishments in town.

It was more of a flophouse than a hotel as it contained a second-floor single room where imbibers could sleep off the effects of a night of drinking rather than try to stagger their way home on a freezing winter night. The current landowner had to tear the old place down several years ago when it just got to the point of being beyond repair. “It wasn’t much of a hotel,” he said. “It was a saloon.”

You could see the years of wear on the floorboards of the hotel except for one long stretch at the end of the room that still had the original finish – and that was where the bar had been.

On nights when the Orange Lodge held their meetings, the Lodge members would make the trek as a group for security reasons. The Fehely patrons would keep an eye out for any stragglers, and if you were unlucky enough to be caught alone on the street and of the wrong religious affiliation, you’d better be prepared to use your fists.

There were several legendary brawls on the streets of Ballycroy, no doubt fueled by the hooch served in the hotels.

The other main hotel in town was the Small Hotel, owned by proprietor Peter Small. It was more of an upscale establishment known for its fine dining, liquor and the famous ‘January Ball’ that attracted people from as far away as Toronto for a mid-winter soiree.

Mr. Small also operated the race track that featured betting and horse-trading.

Tragedy struck on April 29, 1875, when the Small Hotel caught fire and burned to the ground along with a couple of nearby out-buildings.

Mr. Small and his family escaped the flames, but three young women who worked as milliners in the hotel perished in the flames and are buried in the cemetery at St. James Roman Catholic Church in Colgan.

You would think one fire is bad luck, but two fires within a couple of months might make you more than a little nervous when you blew out the candles and went to bed.

When the hotel was destroyed, Mr. Small and his family moved to another building on the property.

That building also went up in flames two months later with the family again making a narrow escape.

The family remained in Ballycroy until 1879 when Peter finally decided it was best to leave town while they were all still healthy. They moved to Toronto, where Small operated another hotel before becoming a Divisional Court Bailiff later on.

A third fire in 1878 at the Beamish hotel was no accident as it was discovered that it was set with some kind of incendiary device.

Although the blaze was extinguished before it could cause major damage, owner Richard Beamish figured it would be best to sell and get out of town before an arsonist had a second chance.

When fire destroyed Ballycroy’s Small Hotel and several other buildings in April of 1875, it also destroyed much of the heart of the small but bustling frontier town.

The cause of the fire was never determined, but arson was considered, especially given that local entrepreneurs were known to be protective of their competing businesses.

When it was discovered that Peter Small held \$21,000 in mortgages on the hotel – a huge sum of money at the time – the rumour mill went into overtime.

Mr. Small finally decided to leave town two years later, never to return. Local stories still pass on the tragedy of the three girls who perished in the hotel fire.

They were milliners – hat makers – who lived on top of Peter Small’s hotel. Except that they were hardly girls. Mary Fanning was 32 years old, Bridget Burke 28, and Margaret Daly the youngest at 24.

You have to read between the lines of this story for a more historical take on this tale.

In the 1870s, most pioneer women were already married and had children by age 20.

Mary, at 32, would have been considered an old spinster in her time.

Why a town of only 200 people required three hat makers, all living above a hotel leaves open a few other questions – but those answers are lost in time.

The three women were buried in St. James cemetery in Colgan with the grave marker easily located behind the church.

Not everyone in Ballycroy had a rough and tumble time making a living. In fact, many businesses prospered.

Businessman John McClelland opened a successful general store and ran the post office.

Apparently, he got along with all of his neighbours regardless of religious affiliation.

His large home featured an upstairs dance hall and meeting room and also doubled as a hotel. It is the only standing building left of the town and is easily identified by its large frontier-style facade.

Mr. McClelland’s son eventually took over the store.

Over the next 100 years, it was bought and sold many times.

When the railways of the 19th century started connecting the nation in a way that was never before possible, the decision was made to run the line being built between Hamilton and Allandale south past Ballycroy to Palgrave.

That decision forced many businesses to leave Ballycroy to take advantage of the opportunities the railway offered.

From there, the town slowly disappeared.

The Orange Lodge was finally declared dormant in 1943, and the post office closed in 1951.

All that is left of the main street is an overgrown path that slopes gently down through a wooded area and a single sign with the town’s name that lets visitors know that this place once existed.

– Written by Brian Lockhart



Paul Richardson

SALES REPRESENTATIVE

**Royal LePage
Meadowtowne**

17228 Mississauga Rd. Caledon



RICHARDSONTOWNANDCOUNTRY.CA

866-865-8262

paul@richardsonstowntandcountry.ca

FEATURE LISTING



Country Elegance

Welcome to Fallbrook Farm. Understated Style on 71 magnificent acres of field and forest. This saltbox style home sits in a private setting landscaped with a pool and barn. Terrific main floor family room with country views; renovated kitchen & lower level with walk-out. Bring your horse or your walking shoes to enjoy the trails. The perfect location near Glen Williams & Terra Cotta. Offered at \$2,960,000.



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.

RE/MAX

IN THE HILLS INC. BROKERAGE

Independently Owned & Operated

905-584-0234

519-942-0234

1-888-667-8299

www.remaxinthehills.com



Chris P. Richie
Broker of Record/Owner
chris@remaxinthehills.com

Sean Anderson
Broker
seananderson@remaxinthehills.com

Dale Poremba
Sales Representative
dale@remaxinthehills.com

Jennifer Unger
Sales Representative
jenunger@remaxinthehills.com



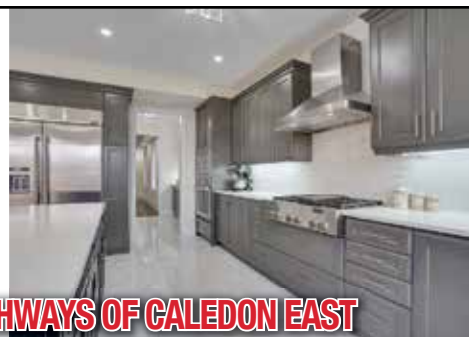
It's the **MARKETING**, the **EXPOSURE**, the **RESULTS!**

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



LUXURIOUS LIVING IN PATHWAYS OF CALEDON EAST

5 bedrooms & 5 bathrooms with over 4000 sq ft of custom features & elegant upgrades on a premium lot! Modern Kitchen with quartz counters, high-end built in appliances, gas grill top, more counter space in the servery area as well as walk-in pantry! Most sought after floor plan with main floor office & 2 master suite options. Enhanced with superior light fixtures, high-end baseboards, crown moulding & designer window coverings. Separate side door entry to the basement via the spacious main level laundry! Still covered by builders warranty; this is your way in to the exclusive enclave of Pathways! **Caledon East \$1,679,000**



ENJOY ULTIMATE LUXURY IN STONEGATE

Hardwired frs, custom kit-induction cook top, on demand boiled water & quartz tops. Dining area w/French doors to living rm turned into home office. Family rm w/cathedral ceiling. Master bdrm w/8 pc ensuite, heated fr & towel rack, 2 sinks & 2 person shower! Inground pool, deck & surrounded by trees! New Roof, newer windows, Nest, video security, separate entry to fin bsmt, list goes on! **Brampton**



PRIVATE, GATED EXECUTIVE HOME

Gently rolling 25 acres. High-end finishes incl: kitchen, flooring & detail. Ready for lg family doors to living rm on main floor, 1 more lower in full bsmt walk-out. Soaring ceilings, travertine frs, Jacuzzi tub, list goes on. Property features pond, forest, trails & more. Detached workshop & sm barn-like outbuildings in the trees. Come & enjoy the quality & finer lifestyle. **Caledon**

WE WOULD LIKE TO WELCOME DAVID WATERS TO RE/MAX IN THE HILLS INC.



When you ask David Waters how he's doing, he rarely says, "Fine" or even "Great"... his normal answer is, "Olympic". And that pretty much sums up the kind of person David is: positive, optimistic and full of energy.

David grew up in Toronto with two older siblings. He has always had an amazing work ethic, starting with his boyhood paper route, right through his teenage job at a banquet hall, and then into his first full time job with a technology company. David worked there for ten years, travelling throughout North America installing, testing and trouble-shooting their products, as well as doing project management. After a decade though, David decided it was time to pursue his real passion... Real Estate. This is a guy who used to go to open houses on the weekends just for fun, because he just loves seeing homes. He became a Realtor in 2007, and has been helping people ever since, growing a large following of satisfied and devoted clients, many of whom have been repeat clients and referred friends and relatives. His objective in any interaction is to make people feel heard and valued, and to be sure his clients get personalized attention, honest advice, and the best service he can possibly give. David loves meeting new people, and his job gives him the opportunity to do this every day.

When he isn't helping his clients, you can find David running on the trails or the roads. He has completed several marathons, and in the fall of 2020 was able to add an ultra-marathon (a run even longer than a marathon, in his case a full 50 MILES!) to his running resume. David has lived in the Orangeville area with his wife Julie and daughter Katie for 14 years, and has grown to love Dufferin County, Caledon, and the surrounding areas. He is thrilled that his friendship of over 30 years with Sean Anderson has finally turned into an opportunity for them to work together again, just like they did at the banquet hall all those years ago. He can't wait to offer his special expertise and enthusiasm to all the Re/Max In The Hills clients.

MARKET IS HOT!

Why wait until spring? **CALL NOW**

BUSINESS AS USUAL?

Red zone, grey zone, lock down, emergency lock down, it seems that every week there is a new declaration in response to the pandemic.

It would appear that the term "Business as Usual" will not be in our vocabulary for some time. With each new government announcement the list of questions these new terms bring about are long and fraught with confusion. What does this mean? How is the new one different from before? Are we allowed to do that?

In the Real Estate market, business is far from usual! We are still open but just like everyone else, Brokerages have adopted workplaces and safety protocols in response to the pandemic in order to make sure that everyone is doing their part to keep contact to a minimum in an effort to decrease the chance of spreading this terrible virus. So, the Real Estate market is still active, showings of homes both virtually and in person continue to happen and prices continue to soar!

Obviously the mind boggling sales prices will peak your curiosity but perhaps you have reservations about the process. The idea of people coming into your home right now may be too much for you to handle. Will there be open houses? How can I reduce the amount of people through the door but still feel as though my home got the greatest possible exposure to the market?

If you have questions, if you have concerns, please give us a call. We will outline everything that we can do to market your home, to give it the best possible exposure with an emphasis on quality buyers, not quantity. In addition we will provide insight on the comings and goings of all aspects of putting your home on the market in order to put all of the information on the table, so you can make an educated decision as to whether this is the right move for you.

For over 30 years, we have had the privilege of representing the home sales of families and friends. At the grocery store, at the ice rink, on the trails we bump into past clients and love to hear the stories of their new place-how the kids are loving horseback riding lessons and how they are now able to give their in-laws the care that they were so desperately in need of. It warms the heart to help others and helping others is what we all need to focus on during these times when it is certainly not "Business as Usual".