

# RESALE HOMES COLLECTIONS

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ORANGEVILLE/CALEDON

VOLUME 1, ISSUE 9



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## LORRAINE MONDELLO An experienced and trusted real estate professional

When looking for a real estate agent to help you with the largest investment you will be making in your lifetime, you want someone who is both experienced and has your best interest in mind.

Lorraine Mondello, sales representative with Century 21 Millennium, in Bolton, has been selling homes in the region for 31 years and has an intimate knowledge of the real estate market.

Lorraine knows the neighbourhoods, the amenities and the nuances of the areas you may be interested in living. She can guide and advise you through making a decision based on affordability and your lifestyle.

With past experience as a litigation law clerk, Lorraine entered the world of real estate when someone already in the business suggested she had the personality suitable for a job that deals with the public on a daily basis.

*Continued on page 4*

Stephanie SIMONE  
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5 Reddington Dr. #3



6 Allison Crt.



7 Ocean Pond Cr.



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 Bonnielen 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



15196 Creditview Rd.



15340 Airport Rd.



16105 Hurontario St.



16179 Hurontario St.



16865 Caledon King Townline



18794 Horseshoe Hill



197255 2nd Line



293199 8th Line

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GREAT REALTOR  
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Lorraine obtained her real estate license and entered a career she really enjoys.

"I love my job," Lorraine said. "I don't even think of it as a job. I love meeting new people. I love the houses and the new experiences I have every day," she said of the enthusiasm she brings to her work.

Her enthusiasm and dedication have resulted in her being a Top Producer and Centurion Award Winner in 2019 and 2020 – the highest level of achievement that is given by Century 21.



In 2019, Lorraine was honoured as the number one salesperson in her office and number 28 in all of Canada.

When selling a property, Lorraine has a keen understanding of what it takes to market a property. By not only reaching the largest number of potential buyers but to reach those buyers with a particular interest in the type of property that is being put on the market.

"A marketing plan is very important to a seller in order to get top dollar," Lorraine explained. "Staging and making your property look as pristine as it can be is a good strategy. People these days really want to walk into a model-looking home. Having some really good social media is also important when marketing a home."



...We're here to take as long as it needs to get the home that is the perfect fit for you...

Lorraine enjoys working with those getting into the market, as well as people looking for a new place to call home.

"We're here to take as long as it needs to get the home that is the perfect fit for you," Lorraine said of working with first-time buyers. "Everyone has different tastes when looking for a home."

In the real estate industry, repeat customers and referrals are key to having a successful and long-lasting career.

Lorraine said that 'building a relationship' with a customer is key to forming the trust that is necessary when you are making such a big investment.

Lorraine routinely receives calls from clients with whom she has previously helped and wants to work with her again on a new purchase or sale. Many of her new clients have been referred by others, who Lorraine guided and advised through a previous transaction and have recommended her services based on her skill, knowledge and dedication in helping them realize their dreams.

You can learn more about Lorraine and view listings by visiting on-line at [www.teamlorraine-mondello.com](http://www.teamlorraine-mondello.com), or by calling her at 905-951-SOLD.

– Written by Brian Lockhart

**RESALE HOMES**  
COLLECTIONS

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\*Licensed Assistant to Doug Schild

# Country living

Tav Schembri has the answers when searching for a rural property.

## Purchasing a rural property is a dream for many people.

Having acreage that you can call your own with lots of space and endless opportunities appeals to a wide demographic of property buyers.

Whether you are looking for a working farm, a recreational property, or just the opportunity to live in a pastoral and idyllic environment, there is a lot to consider before you take the plunge and move to the country.

Having an expert in your corner to guide you and give you all the information you need before making a big life-changing decision will make the process a lot easier and gives you peace of mind when you finally decide to make the move.

Tav Schembri, of RE/MAX Specialists TavSells, is ranked as the number one realtor in Caledon for the past six years for a reason – he is an expert when it comes to rural properties in the region.

"We sell more land than anyone else in the area," Tav explained. "There's many different types of land. There is the 'white belt', which is potential development land and the 'green belt', which is protected by the province. There's also environmentally protected land like the Niagara Escarpment, and land under the jurisdiction of the Credit Valley Conservation Authority, as well as the Oak Ridges Moraine."

All these areas have their own special features, restrictions, and limitations, which potential buyers should be aware of.

Tav has the expertise and knowledge of all of these land restrictions and how they could affect a potential buyer.

"Around 80 percent of Caledon is protected in some way," Tav explained. "A lot of people don't realize that some realtors aren't knowledgeable of rural properties and situations. I've had people come up and buy a property with a realtor in the city, for example, who has no knowledge of the

land. They want to open a private business or use the land to park trucks, only to find that after they buy it that those things may not be allowed."

When Tav is dealing with clients, he asks them plenty of questions about their expectations for a rural property and what they want to use it for. This allows him to steer them in the right direction and recommend properties that will be suitable for their needs without getting any surprises later.

The region is trying to grow but at the same time protect certain areas.

"There's an official plan," Tav explained. "There is some development and some large developments across Caledon. There are areas where they want to see growth and others where they want to keep it as it is, like farmland. Much of the farmland is located within the green belt."

Country living presents other challenges for someone who has never experienced a rural lifestyle, and this will require adapting to a new way of doing things.

Things like wells, septic systems, and alternative heating sources will be new to someone who has been a lifelong city dweller.

Tav has the experience to explain how these systems all work and what effect they will have on a person's lifestyle and property expenses.

Moving to a rural property can be an exciting and fulfilling experience. Having an expert like Tav Schembri to help you make the transition will make the entire process easier and help you achieve your goals.

Tav's office, RE/MAX Specialists TavSells is located at 14980 Hurontario St., in Caledon.

He can be reached by telephone at 416-206-8164.

Please search on google on your phone or web, TAV SCHEMBRI PODCAST to listen to a recent Podcast interview of Tav by RE/MAX Integra that has entered the Top 10 Global Ranking list.

– Written by Brian Lockhart



\$1,749,000

### 23 Armstrong Street, Erin

A real showstopper on over 1 Acre with 3500 sq. ft + finished Basement space in this much desirable Executive subdivision surrounded by luxury homes. Clean and bright home with large windows throughout. Open concept layout features Den, Dining, Spacious Living /Kitchen is a chef's dream, 4 Bed, 4 W/room. Huge Master Bedroom with large walk in closets, Spa like EnSuite features oversized shower. Finished Basement features very spacious Rec room with f/place, Bar, bathroom, Workout / Entertainment area, Wine wall and ample storage. 3 car Garage with spacious driveway for ample parking. Beautifully landscaped property. Primely Located close to all local amenities. Well maintained outdoor area. Water softener, New roof 2019. Hwt rental



\$2,400,000

### 5152 8th Line, Erin

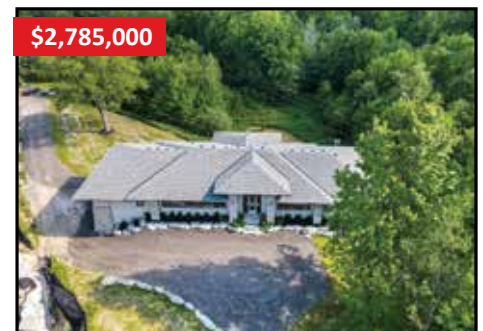
A winding treelined driveway leads to this Charming custom-built estate home. Sits on over 6 acres surrounded by nature in a private setting. 4 bedrooms with Over 3200 sq. ft. meticulous attention to fine details to include Custom California closets, soaring beams, Nudura Foundation, Hemlock Flooring, Grand great room features stone fireplace with 20-foot ceiling and a large double door leading to a covered patio is truly an entertainer's dream. Main floor spacious master with double closets, Chef's kitchen with Built in BBQ, GE Appliances, Quartz counters, wine fridge Large Mudroom. Outdoors is extensively landscaped with custom armor stone walls/steps and interlocking, Enjoy the Heated saltwater pool 16 x 32 ft, Utility garage. Spacious loft approx. 300ft area above oversized garages.



\$3,495,000

### 16045 Kennedy Road, Caledon

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\$2,785,000

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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.



# Why choosing a local realtor when buying a home?

THE REAL ESTATE MARKET in Dufferin County is currently in a situation, unlike any previous year.

With properties now hitting unprecedented highs in sale prices, now, more than ever, when purchasing a property you need to find a real estate agent that has your best interest at heart and will guide you through the entire process.

If you are considering buying a property in Dufferin County, it is important that you choose a realtor who is local to the area.

With the current trend of people from larger centres hoping to move to the area for a quieter lifestyle, more property, and with the ability to work from home, having a realtor to advise you on all the amenities, the risk factors, and proper market value of properties will ensure a happy outcome when you finally find that home you are looking for.

Currently, there is a low inventory situation in the region with many more buyers than sellers.

Establishing a relationship with a local realtor means you may be able to get the inside scoop on properties that will be going on the market in the near future.

The local real estate community is a tightly knit group of professionals who work well together and share information.

With many homes now selling within one or two days, you may be too late to even make an offer once you find something you like. Most houses in Orangeville are selling in three days or less.

A good real estate agent will be aware that a property will be going up for sale in the near future and can advise you to get prepared ahead of time if it is something you are interested in.

A local agent is fully knowledgeable of the region and all the nuances that make up a neighbourhood.

They can advise you on schools, nearby services, transportation, hospitals, parks, clubs, and sports groups in town. All these amenities will make a difference to someone purchasing a home depending on their lifestyle and family situation.

...Establishing a relationship with a local realtor means you may be able to get the inside scoop on properties that will be going on the market in the near future....

Agents also know neighbourhoods with high-risk factors. An area built on a flood plain may be a big red flag for some potential homeowners and a local realtor can advise you on how to proceed with caution if necessary.

An agent from outside of the area may not have that important information that could sway your decision.

While moving to a new town is a big decision, choosing to relocate to a rural property will require even more advice from a local agent.

Many people who have spent their entire lives in a big city are surprised to learn that rural properties are supplied with well water, require a septic system, and have no access to natural gas.

They may not realize that rural living has a whole new set of nuances they may not be aware of.

A local realtor is equipped to give you the information you need when purchasing a country home so you don't have quite as many surprises when you find out the farm next door has cattle that do make noise from time to time.

The current real estate market has presented many challenges for people wanting to purchase a home, especially for first-time buyers.

Having a local real estate agent who knows the market values, understands the region, and is knowledgeable of the town and surrounding area is your best bet to having a good home buying experience.

Written by Brian Lockhart

## Dufferin Real Estate Market Update

### Dufferin Statistics (excluding Orangeville) - February

	February 2021	February 2020	% Change
# of Active Listings	41	127	-67.72%
# of Sales	73	36	102.78%
Average Sale Price	\$1,040,551	\$866,143	20.14%

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

	Jan - February 2021	Jan - February 2020	% Change
# of Sales	106	73	45.21%
Average Sale Price	\$1,002,046	\$770,904	29.98%

### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	41
Divided by Sales per Month	73
Months of Inventory	0.6

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

February 2021 vs. February 2020

The number of active listings in Dufferin (excluding Orangeville) decreased by 67.72% in February 2021 over the same month in 2020. The number of homes sold increased by 37 homes or 102.78% in February 2021. Average sale prices increased by 20.14%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 33 homes in February 2021 over the same month in 2020. Average sale prices were up by 29.98%.



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.

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**32 SETTLERS RD, ORANGEVILLE**



Multi generational or investment property, either way this one is a must see.  
This true bungalow has a fully separated basement apartment. Imagine a tenant helping you pay your mortgage. Located in beautiful Settlers Creek and close to everything on the west side.

**47 CAMBRIDGE AVE, ORANGEVILLE**



This 4 level side split will make your jaw drop at the front door.  
Walk out to back yard and above ground pool, walk to school, shopping and Alder Rec Centre. Lots of room for a big family. Private backyard oasis with new deck and fence, you will be the envy of your family and friends.

**LOT 1, RCP 816, GLENELG TOWN LINE**



This 5 acre lot is waiting for you to build your dream home.  
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## What should a seller's expectations be in a changing market?

The real estate market in Dufferin County has gone through a significant change recently as the super hot sales situation is starting to cool.

After a period of unprecedented growth that saw house prices reach an all-time high with multiple offers on each dwelling and record prices recorded on sales, it is possible the market has reached its peak and will begin to level out.

With many properties selling for well above the asking price, the market may now have reached the place where it is just not realistic that prices will continue to rise.

Already people have been taking on a heavy debt load based on low-interest rates and betting that those rates won't increase any time soon.

With a large mortgage, interest rates going up a single point could be catastrophic for some new homeowners.

Over the last year, realtors could expect multiple offers on any home that went on the market. That was the result of a low inventory in the region and increased pressure on the market from people in large centres hoping to move to the area.

However, over the past few weeks, that trend has slowed down considerably, as many people simply do not see the advantage of trying to buy a home for over the realistic appraised value just to get into the market.

As the bidding wars have slowed down, the new question is, what should sellers consider now that they won't necessarily have buyers lined up to purchase their property?

The available properties in Orangeville and the surrounding area have doubled in number in just a few weeks, thanks to the traditionally strong spring market.

A combination of social media and the real estate industry itself has resulted in all the public

hype about housing prices as it is announced when a home is sold for well above asking, so many sellers think they will be able to do the same.

The problem is just because a seller wants a certain price for a home-based on the past results of other sales in the region, it doesn't mean they will achieve that price point.

A seller must work with a qualified real estate agent to determine a realistic asking price then be prepared to accept an offer they will be happy with rather than an inflated price they were hoping to get.

Currently, homes selling in the mid-range, from \$650,000 to \$850,000, are not getting the same amount of over-valued offers they were getting when the market was really hot.

The real estate market is a constantly evolving and changing entity with many factors coming into play that influence the direction the market will take.

It seems that many people who wanted to move north from the bigger cities have already done so, and others have reconsidered their options and have decided to continue living in their familiar settings along the subway lines and routes that take them to work.

While the local real estate market is still strong, sellers will have to face the fact that prices can't keep going up forever.

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!  
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# Embracing the Japanese art of imperfection at home

(NC) The unexpected challenges and changes of 2020 have taught us that not everything can be perfect or go as planned all the time.

Wabi-sabi is a Japanese term, meaning to find beauty in imperfection. But it isn't just a philosophy for life, it's also a design philosophy that you can incorporate into any space.

Embrace beautiful imperfection at home and check out these tips from Sharon Grech, Benjamin Moore colour and design expert.

## BE INSPIRED BY NATURE

To get comfortable with wabi-sabi, take your cue from nature. Choose a palette inspired by natural spaces, textures and materials like surf, sky and sand to create spaces that welcome and comfort.

Enhance your neutral palette by inviting organic materials and handmade pieces. "From live-edge wood furniture, to hand-thrown pottery and lush greenery, natural textures will help create a sense of calm, space and lightness in any home," says Grech.

## SEEK INSPIRATION FROM THE IMPERFECT

As we look to the year ahead, now is the time to reflect use of wabi-sabi in colour and design. Find inspiration in beautiful, imperfect natural materials such as linen and terracotta.

"Paint colours like Potters Clay CC-30 and Muslin OC-12 take their names and inspiration from craftsmanship and lend laid-back elegance to any room."

## CHOOSE AUTHENTICITY OVER PERFECTION

Instead of obsessing over making every detail perfect, opt for authenticity and imperfection. Choose furniture in organic, rounded shapes, instead of more angular, streamlined styles to instantly make your space more welcoming.

Adding rounded mirrors, or painting an arched colour block on a wall will add interest and a free-form touch to even the most modern spaces.

"With Regal Select interior paint you can easily achieve beautiful results for a DIY colour block that adds visual interest and wabi-sabi style to any room, even if you make a couple mistakes."

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### Glen Williams Ambiance

Adorable Home with 2+1 Bedrooms Plus Home Office set Amongst a Private Perennial Garden at the end of a Cul-de-Sac. Steps Away from the Credit River, Fine Restaurants, Artisan Village, Hiking and Cycling yet Convenient to GO Train and Convenience. Enjoy Small Village Life Convenient to the City. **\$799,000**



### Clarkson Calling

This completely renovated custom Family Home is a Rattray Marsh Gem. The mature Private and Serene yard features an inground pool with lots of grass area to play. Walk to the lake and minutes to Clarkson GO. High end Finishes, lots of skylights, Great storage and 5 bedrooms will check off a lot of must haves. **\$2,299,000**



### Cedar Valley Paradise

One Of The Prettiest Views Erin Has To Offer. Sit Under The Covered Wraparound Front Porch And Listen To The Natural Waterfall, Fish Or Skate On Your Own Pond, Walk Your 2.94 Acres Of Total Privacy With Endless Views Past Your Front And Rear Property Lines. This Newly Renovated And Redesign Custom Country Bungalow Features 3+1 Bed 3 Bath, Main Floor Laundry, 5 Walkouts, Finished Basement With 2 More Walkouts, Tons Of Decking, Heated 4 Car 30X40 Shop With Hoist **\$1,899,000**



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# Klaudya's Kloset

A unique boutique and gift store

It is the boutique and gift store that has all the unique, unusual and special additions for your home that will help you create a space that reflects your taste and personality.

Klaudya's Kloset has become a go-to destination for many people in the region and beyond seeking a one-of-a-kind item to enhance a special room in their home.

Boutique owner, Claudia Rocca, opened the store six years ago and has focused on providing items you won't find anywhere else.

She has always had an interest in home décor and decided to share her passion with other people through her store.

"I don't like to have the same things as other stores in town," Claudia said. "I try to be different all the time and be unique. There's a lot of fun stuff here, and people seem to like that."

The store features items for every room in the house. There's a full kitchen display with fun and colourful items, as well as more practical needs like towels and colour coordinated table pieces.

For room accents, there are a variety of different items like scented candles, table items, curiosities, and fashionable pieces that make each room just that much different than anyone else's.

For Claudia, keeping her boutique fresh means she is constantly bringing in new items as customer's tastes are constantly changing as trends come and go.

"You always have to have something new," she explained as she showed some popular items in the glassware section of the boutique. "We have personalized items and can personalize anything. For example, we can put a personal message on a glass. We also do things in different languages and for different nationalities."

The constant refreshing of inventory in the store includes seasonal ware. Claudia has included displays of different holidays and special times of the year like Christmas, Valentine's Day and Easter.

If you have a special occasion coming up, there are specialty items for events like weddings and other celebrations.



The store has become very popular both locally as well in other areas thanks to Klaudya's Kloset's online presence and a new way of conducting business in the digital age.

Claudia routinely has customers from across the country and even across the world who enjoy shopping online and enjoy her unique products so much she has shipped to places as far away as Australia.

"I'm big on social media. Facebook and Instagram have been very big for me," she explained. "I love selling these things, it just makes people so happy when they get them. I spend a lot of time researching for my stuff – it's certainly unique."

Klaudya's Kloset is located at the McDonald's plaza at 12612 Highway 50 in Bolton.

– Written by Brian Lockhart



# Klaudya's Kloset

gift store and boutique

STORE HOURS: TUESDAY - SATURDAY 10AM - 5PM • CLOSED SUNDAY & SUNDAY

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**Deadline for entries is 12 noon on Friday, April 16, 2021.**

Limit one entry per person. One winner will randomly be drawn on Monday, April 19, 2021. The winner will have their name shown in the March issue of Resale Homes Collections. Must be 18 years of age to enter. Employees and relatives of London Publishing Corp. employees and contest sponsor are not eligible to win.

**MARCH SPRUCE UP YOUR SPACE GIVEAWAY WINNER IS**

**JANET KOYLE OF MONO**  
Janet has won a \$100 gift card to Dulux Paints Orangeville.

Thank you to all of the entrants for helping make the contest a success.

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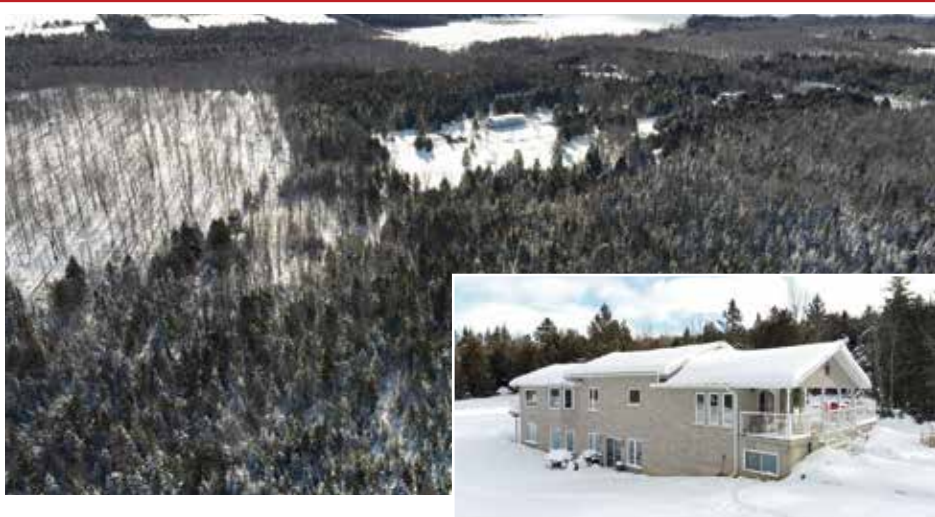
Embrace The Sound And Sight Of The River Rushing Past. Gorgeous, 2019 Constructed Home With Reclaimed Birch Plank Flooring Throughout, Bright Spacious Kitchen With Quartz Counters & W/O To 10' X 29' Covered Porch. Stones And Barn Board Previously From Property Make Up The Stone Fireplace And Mantle. 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**  
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Light And Spacious 4 Bedrm, 3 + 1 Bath, 2 Storey On Large, Pool-Sized, Pie-Shaped Lot With Finished Basement In Quiet Family Neighbourhood. Updated Kitchen Walks Out To Entertainer's Dream Deck Overlooking Big Private Yard. Walk to school, nature trail steps from your door, fenced yard w/ playhouse.

**220 Beechfield Crescent**  
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**124 Valley Ridge, Grey Highlands**  
\$1,399,000



Views and privacy – you can have it all! Lovely modern 4-bdrm farmhouse w/ incredible barn complex, 2nd 2-bdrm residence and 71.80 gently rolling productive acres. House boasts new spray foam insulation, metal roof, kit w/ quartz counters, furnace and CAC, 2018. New barn 60x100x18' clear height, w/ 5 stalls, tack, wash concrete foundation, 16' sliding door, 12' overhead door, on demand hot water. Large outdoor sand ring professionally built.

**4TH Line, Mulmur**  
\$1,895,000



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## FEATURE PROPERTY

933482 AIRPORT RD.

# Fabulous rural property waiting for an adventurous new owner

The opportunities are endless at this newly available property listed with REMAX in the Hills Inc. Brokerage.

**WITH 143 ACRES** of mixed-use land and spectacular views from a plateau on the south ridge of Hockley Valley.

Surrounded by the rolling hills and wooded valleys of the Hockley area, this gem is afforded maximum privacy.

Passersby won't even be able to see your home from the road.

The 1500 foot driveway leading to the main house is lined with old Grand Maple trees that create a welcoming canopy and a stunning visual entrance.

The land is a pristine environment located on the Niagara Escarpment. With a combination of mixed forest, green lawn, and pasture, you can hike for hours on your own property and explore the hidden caves that are carved into the escarpment limestone.

For true outdoor lovers and adventurers, the flatlands provide the opportunity for many activities like snowmobiling, cross-country skiing and mountain biking.

The house on this property has been described as a 'modern take on a classic.'

Originally constructed in 1905 as a farmhouse, this beautiful three-bedroom, three-bath home has kept its classic exterior charm from that era while receiving modern, high-quality upgrades. The interior is bright and modern with sophisticated elegance.



The spacious kitchen has been fully re-done with hardwood floors, beautiful cabinets, and modern appliances. The full-size gas range is a bonus for those who love the culinary arts.

The kitchen also features a centre-room island convenient for preparing meals, or it can be used as an informal place for a meal.

There is a convenient main floor laundry room with a washer, dryer and a sink with cupboards.

All three bathrooms have been recently renovated and completed with outstanding and complimenting colours.

In the large main living room, the atmosphere



is enhanced by light-coloured hardwood flooring and deep-set windows from the time period of over 100 years ago that add a unique touch to the room and let in plenty of light.

A separate dining room features the same unique window design and is perfect for family dinners or entertaining guests.

The renovation continues on the second floor with revitalized bedrooms with hardwood floors.

The second floor leads to a large balcony that provides a superb view of the surrounding property and is a perfect place to enjoy a lazy summer morning.



There are two full-size barns on the property and one smaller outbuilding.

A large heated garage that provides space for six vehicles or room for recreational vehicles was integrated into the two grand old Barns!

This country property allows for the best of both worlds.

While maintaining the rural charm, plenty of wide-open space, country living and it is located only a few minutes from major businesses and shopping.

You can be surrounded by forest and fields, yet appreciate all the conveniences and amenities of town life only a few minutes away.

Listed at \$3.999 million, this unique property offers outstanding views, a modern, renovated home, a fantastic winterized barn recreation space, and 143 acres of open space to really enjoy life.

To learn more about this spectacular property, contact The Chris Richie Group at RE/MAX in the Hills Inc. Brokerage.

You can visit online at [www.remaxinthehills.com](http://www.remaxinthehills.com), or call 905-584-0234, 519-972-0234, or 1-888-667-8299.

– Written by Brian Lockhart

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### PRIVATE GETAWAY YOU HAVE BEEN LOOKING FOR!

4.75 acres carved out of the Dufferin Forest with trails forever! Private circular drive takes you to this steel roof chalet & its heated 2 car garage/shop! Inside natural wood & log décor give you the cabin feel with a huge great room open to the kitchen. Newer woodstove with high efficiency heat pump helps keep the bills low! Huge deck overlooks gardens, fruit trees & the beautiful spring fed pond is 12 ft at its deepest, with lily pads galore. Play in the gardens or tinker in the shop, it's time to enjoy the life you have always dreamed about! **Adjala \$1,199,000**



### TRANSFORMED COUNTRY ESTATE

143+ acres & 360° views from the south ridge of Hockley Valley Caters to discerning taste for quality & detail! Follow a grand maple tree lined driveway & discover your own private island sitting amongst rolling fields, mixed forest & unspoiled escarpment. The handsome residence has been redesigned with a modern take on the classic with high ceilings & flowing floor plan w/forethought for expansion. One barn has been outfitted with a stunning heated garage that can handle all your large toys. At 35 mins from Pearson a property of this caliber in a setting so sublime rarely comes along. The time to enjoy is now. **Mono \$3,999,000**



### WELCOME TO THIS SOUGHT AFTER SUBDIVISION IN CALEDON EAST

You will discover a home which was the builders private residence. Built with 2x6 exterior walls, wonderful corner lot with beautiful salt water inground pool, cabana, completely fenced pool & separate fenced yard. Enter the grand foyer splashed in sunlight from upper level skylight. Upgraded kitchen with large island, main level & 2nd level freshly painted, dozens of LED pot lights throughout, new Napoleon fireplace in living rm & massive master bedroom with 6 pc ensuite, sitting area, w-in closet & w-out basement w/sep entry & 2nd kitchen. Enjoy a casual day by the pool or walk the Caledon Trail which is only minutes away, either way this home has it all. **Caledon East \$1,899,000**



### WELCOME TO YOUR PRIVATE SANCTUARY

Fairy tale inspired bungalow w/att 2 car & det 3 car garage w/gorgeous studio space above, nestled on 6.5 acres of natural wonderland. Beautiful grounds & private access to Caledon trail, surrounded by pristine conservation lands, outdoor enthusiasts will be in heaven! Inside relax by the fire in the open concept floor plan w/cathedral ceiling or the fab sunroom to take in views of the pond. Plenty of walkouts to massive multi tiered deck & hot tub. Geothermal heating system for the home & in-floor radiant heat for the garage! A live, work & play setting like no other just minutes to Bolton or Caledon East. An absolute must see! **Caledon**



### WELCOME TO YOUR RIVERFRONT RESORT!

2 bdrm + den, bungalow set on banks of Nottawasaga River, 200 ft of frontage & wide portion that you can wade into. From huge deck or hot tub-watch salmon as they leap over the cascading falls. At foot of Hockley Valley, world class golf & fine dining mins away or cruise down the river & visit "Schitts Creek" motel just around the bend. Double lot on private road, newer flooring & all new appliances in last 3 years. Modified kitchen, remod 4 pc bath w/saundry gives you everything needed for main level living! Hiking, biking, skiing, fishing & relaxing is all right here! **Mono**



### HANDSOME HOME ON MATURE TREED LOT IN CALEDON VILLAGE

This family home was 4 bedrooms now with large dressing room in master, could easily convert back. 3 pc ensuite could be extended into adjoining closet if desired. Hardwood floors just installed recently. Kit open to large breakfast area/living rm combo. Separate drive, private family rm with fireplace & walk-out to massive recent deck. Basement mostly unspoiled. Generator, FAG 2005, roof 7 yr w/30yr shingle. 3 car gar, one used as workshop. What a great place to call home. **Caledon Village**

# FREE EVALUATION

Give Chris a call today for your **FREE** home evaluation. The market is **HOT**, let us tell you what your home is worth.