

RESALE HOMES COLLECTIONS

FEATURES

ORANGEVILLE/CALEDON
VOLUME 1, ISSUE 11

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MIKE DONIA An expert in luxury living and rural estates

He is based in Caledon by choice, but calls the world his office.

Re/Max Realty Specialists agent Mike Donia is connected to a network that spans the globe and provides real estate service to clients both in Canada and on the international scene.

"Some agents work by area, I work with people," is how he described his approach to providing a service to international clients.

Mike specializes in rural properties, land, and luxury estate homes, over a wide area including the Greater Toronto area, surrounding towns in south central Ontario, and reaching down into the Niagara peninsula.

Near his home base in Caledon, he has intimate knowledge of the real estate market in the region.

Caledon has a wide variety of properties from large estate homes to rural locations and farms.

Continued on page 4

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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



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14901 Highway 50



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Mike knows the region, the market, and what it takes to sell a property to the right client.

Many clients are looking for large multi-acre properties in the region. Some are working farms while others are estate homes with land that can be rented out to a farming operation.

Mike has finished in the top spot in North America and number three in the world for over-all land sales.

He specializes in working with clients who are searching for that dream home with the amenities that make it a spectacular residence, or people who want to make a transition and are placing their home on the market.

“The rural market has picked up tremendously,” Mike explains of working with clients seeking a special place away from the city. “People are looking for a two-in-one combination where they get some land to go with a house.”

He works with a team out of his office who all know the area and the nuances of the region.

Mike is an expert at selling, negotiating, and marketing.

His experience includes a past in the banking and financial world which gave him a solid background moving into real estate.

He understands what it takes to place a high end property on the market and reach out to the right clients to get it sold.

“It’s all about marketing,” Mike explained. “I spend anywhere from \$300,000 to \$400,000 per year on direct marketing,” adding “that’s marketing

not self promotion. I advertise in 17 different international newspapers like the Wall Street Journal, the Financial Post, and Forbes.”

Mike has achieved record setting sales and record prices for his sellers.

He is a mover in the international real estate scene having established a satellite office in Bangkok, Thailand, where he deals with clients in a highly populated region who are interested in purchasing homes in Canada.

He treats his clients in a first class manner from have them privately chauffeured or flying them in an a private aircraft for a viewing.

After 25 years in the real estate industry, Mike is an established expert in getting the job done and

negotiating with people who require his services and expertise.

He has sold over \$3 billion with of real estate during his long and successful career.

If you are selling your luxury estate or planning on making a move and looking for that dream home with all the amenities you desire, Mike Donia is the agent with the experience and expertise in the real estate market to make it happen.

He may be reached at his office at 416-233-9000 or directly at 416-937-4477.

You can visit his website to learn more and see available listings at www.mikedonia.com.

– Written by Brian Lockhart



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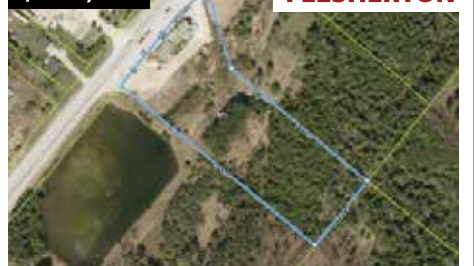


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*AS PER IMS STATS 2019/C21 STATS 2019

Designer tips for your laundry room

(NC) No longer just for utility or something to hide behind closed doors, the laundry room has evolved to become a multifunctional space designed to be both beautiful and efficient. To help you refresh yours, Jane Lockhart, award-winning designer, shares her top design trends:

FUNCTIONALITY FIRST

Before you decide to experiment with colours and various textures, you'll want to think of the main tasks you need to complete while in this space. The number one request designers get asked when upgrading a laundry room is counter space.

Whether you add a flat surface on top or beside the machines, having a clean, large expanse to spread out and fold laundry is a must.

MULTIPURPOSE FIXTURES

The laundry room is now used for much more than washing and drying clothes, and is becoming the cleaning hub for the entire home. We're seeing larger, raised sinks installed with shower fixtures for dog washing, full-sized showers to clean up before entering the rest of the house and, of course, storage for the mudroom.

SPACE-SAVING APPLIANCES

There's an increasing demand to bring full-size capacity laundry units to compact spaces, which is exactly what the LG WashTower is designed for. The sleek single unit is shorter than conventional stacked units, allowing it to fit into nearly any laundry space. Unlike conventional stacked pairs, the control panel is perfectly positioned to be easy to reach, with both washer and dryer controls in the middle of the set.



HAVE FUN AND PERSONALIZE

Treat your laundry room like any other room in your home. Update floors with attractive luxury vinyl, then decorate with a colourful rug, hardy plants and cheerful art. To brighten up the space, move your laundry room to a sunny area in the house for natural lighting. If that's not an option, recessed lights on dimmers are a great solution that let you set the ambience.

ADD ENTERTAINMENT

The laundry room can even appeal to your sense of sound. Wireless audio speakers fit into the palm of your hand, taking no space at all. So, bring music or audio books with you while folding the laundry or waiting for the spin cycle to finish.

Find more information at lg.ca.

www.newscanada.com

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What do I need to know before moving to a farm?

It is the dream of many city dwellers to buy a large piece of property and spend time in an idyllic setting surrounded by nature while your horses graze in the pasture and the birds chirp in the trees.

While it sounds like a calm and relaxing lifestyle, moving to a country setting for the first time can present a lot of challenges that may be overwhelming for someone that is used to the conveniences provided by city life.

It doesn't matter whether you purchase 100 acres of farmland or a three-acre rural estate, rural properties all share some similarities when it comes to maintaining the property and the infrastructure needs to support a rural building.

There has been a growing trend in the region for people who enjoy equestrian sports and already own and board horses, to purchase acreage so they can bring their horses home and have them on their own property.

For someone who already has experience working with horses, this experience will at least be a good introduction to what it takes to maintain a horse farm. A horse farm is a full-time endeavour that requires attention every single day of the year.

Someone who wants to operate a horse farm should be prepared to devote a lot of time and energy to its operation.

Moving to a house in a rural setting offers a unique and private way of living, but it also presents a series of challenges you should consider before packing up your belongings and hoping for a Green Acres type of lifestyle.

It's going to snow – and that snow must be removed if you are going to leave home. In addition to having a plan in place to clear a long driveway, you must also be prepared to be last on the list of having snowplows clear your road.

While County crews are diligent in keeping the roads clear and safe, main routes are always plowed first, and you may have to wait for a while to see a snowplow pass by your home.

You must be aware that town services will not be available at a country property.

That means no natural gas lines, no town water, and a septic system that must be maintained.

Many city dwellers are surprised to learn that a rural home is most likely heated with propane or oil that must be monitored and delivered before you find yourself in an uncomfortable situation in the middle of winter.

Learning that it is a well that supplies your water is another consideration. A problem with your well might mean calling in professionals to get your water system up and running.

Owning a rural property means you must become familiar with all this and know what to do if something goes wrong.

Making the move to a rural property can be exciting and satisfying, however, you should do your research and make sure it is the right move for you before making an offer on that dream property.

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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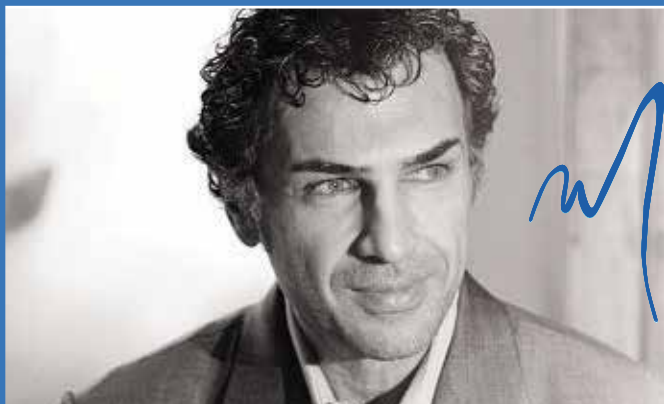
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AREAS WE SERVE

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.



Looking ahead to the next year in real estate

In the past couple of years in Orangeville and the surrounding area's the real estate market has certainly produced some unprecedented results with bidding wars and homes selling for record prices.

WHILE PROPERTIES HAVE BEEN SELLING for record numbers and inventory reaching an all-time low, the market may have reached a point where it is unrealistic for prices to continue to rise.

The average sale price of a home in Orangeville was around \$600,000 prior to 2021.

By January of 2021, that average price had risen to \$750,000 – that's an increase of 25 percent over the same time last year.

In March of this year, the average sale price had climbed to \$808,000 before dipping down to \$786,000 in April.

Since the start of this year around 32 properties were sold that surpassed the \$1 million mark.

Much of the pressure on the market comes from the influx of people leaving the GTA and moving north to seek a more idyllic lifestyle with more property and wanting to take advantage of the amenities the region has to offer.

There is an increase in the number of people looking to buy rural properties with acreage.

The migration is the result of so many people now working from home due to the current pandemic.

The record prices for properties may have reached a point where any more upward movement may simply not be possible.

People cannot afford to spend outrageous amounts of money to get into the housing market. Banks and

lending institutions will not loan money to cover the cost of a property that is overvalued.

Just because a buyer is willing to place an over-the-top offer on a home doesn't mean a lending institution will lend the money to cover the cost of the mortgage if the appraised value of the house is lower than the offer made.

A bank will only lend you the money to cover the true value of a home – not an overinflated value. The bank requires collateral on a loan, and the home is that collateral. They won't lend you more than it's worth.

While many people are hoping to move to the area from larger centres, the trend is also pushing many local people to also move. There has been a steady migration of people in Dufferin County moving even farther north to places like Collingwood or west to towns closer to Lake Huron.

Rural properties in the area have also seen an increase in sales with faster selling times as people are choosing to live a country lifestyle.

While the migration trend was largely responsible for the boost in housing prices, that trend is starting to slow down as many people have decided to just stay where they are rather than taking on a large mortgage that would leave them house poor, or worse, in financial trouble if something caused interest rates to rise.

As the year moves ahead, the most likely scenario is that house prices have reached a plateau where they must level off.

If prices did continue to rise, it would soon reach a point where buyers would simply stop making offers on a house that is priced way over what the average person would think it is worth.

Orangeville and Dufferin County continue to be a desirable place to live, however, the market will have to adjust to keep it affordable for both long-time residents and newcomers to the area.

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - April

	April 2021	April 2020	% Change
# of Active Listings	81	114	-28.95%
# of Sales	68	19	257.89%
Average Sale Price	\$1,017,229	\$692,256	46.94%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - April 2021	Jan - April 2020	% Change
# of Sales	241	150	60.67%
Average Sale Price	\$1,025,140	\$776,784	31.97%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	81
Divided by Sales per Month	68
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.

April 2021 vs. April 2020

The number of active listings in Dufferin (excluding Orangeville) decreased by 28.95% in April 2021 over the same month in 2020. The number of homes sold increased by 49 homes or 257.89% in April 2021. Average sale prices increased by 46.94%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 91 homes in April 2021 over the same month in 2020. Average sale prices were up by 31.97%.



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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MARKET UPDATE

Orangeville Statistics - April

	April 2021	April 2020	% Change
# of Active Listings	35	62	-43.55%
# of Homes Listed	88	33	166.67%
# of Sales	83	14	492.86%
List Price vs. Sale Price Ratio	106%	100%	6.00%
Average Days on Market	10	21	-52.38%
Average Sale Price	\$786,219	\$540,664	45.42%

Orangeville Statistics - Year to Date

	Jan - April 2021	Jan - April 2020	% Change
# of Homes Listed	352	230	53.04%
# of Sales	291	148	96.62%
List Price vs. Sale Price Ratio	108%	100%	8.00%
Average Days on Market	9	17	-47.06%
Average Sale Price	\$787,702	\$601,223	31.02%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	35
Divided by Sales per Month	83
Months of Inventory	0.4

There is currently .4 month of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

April 2021 vs. April 2020

The number of active listings in Orangeville decreased by 43.55% in April 2021 vs. April 2020. 55 more listings came on the Toronto Regional Real Estate Board in April 2021 vs. April 2020, which is an increase of 166.67%. The number of homes sold increased by 69 homes or 492.86%. The average days on the market decreased from 21 to 10 days. Average sale prices were up by 45.42%.

Year to Date 2021 vs. Year to Date 2020

The number of homes listed in Orangeville, year-to-date increased from 230 to 352, which is an increase of 53.04%. The number of homes sold increased by 143 homes. The average days on the market decreased from 17 to 9 days. Average sale prices were up year over year by 31.02%.

Peel - Caledon Statistics - April

	April 2021	April 2020	% Change
# of Active Listings	150	220	-31.82%
# of Homes Listed	249	91	173.63%
# of Sales	159	21	657.14%
List Price vs. Sale Price Ratio	103%	96%	7.29%
Average Days on Market	11	44	-75.00%
Average Sale Price	\$1,370,984	\$960,667	42.71%

Peel - Caledon Statistics - Year to Date

	Jan - April 2021	Jan - April 2020	% Change
# of Homes Listed	791	511	54.79%
# of Sales	517	223	131.84%
List Price vs. Sale Price Ratio	104%	98%	6.12%
Average Days on Market	12	23	-47.83%
Average Sale Price	\$1,369,584	\$978,868	39.92%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	150
Divided by Sales per Month	159
Months of Inventory	1

There is currently 1 month of inventory on the Market in Caledon.
In a Buyers Market, there is normally more than 6 months worth of inventory.

April 2021 vs. April 2020

The number of active listings in Caledon decreased by 31.82% in April 2021 over the same month in 2020. The number of listings that came on the Toronto Regional Real Estate Board in April 2021 vs. April 2020 increased by 158 homes or 173.63%. The number of homes sold increased by 138 homes or 657.14%. The average days on the market decreased from 44 days to 11 days. Average sale prices were up by 42.71%.

Year to Date 2021 vs. Year to Date 2020

The number of homes listed in Caledon, year-to-date increased from 511 to 791, which is an increase of 54.79%. The number of homes sold increased by 294 homes or 131.84%. The average days on market decreased from 23 days to 12 days. Average sale prices were up by 39.92%.



(NC) With more time being spent at home, people are reimagining how to maximize the comfort and function of their exterior spaces. In fact, outdoor living design has never been more inventive. Here are the top trends expected to shape backyards across the country this summer:

GIVE IT A TRY WITH DIY The DIY category has exploded, with more people rolling up their sleeves and tackling even the most challenging home improvements. Ambitious DIYers are turning to YouTube and sites like decks.com for inspiration, motivation and how-to tips, saving time and money in the process and earning some serious bragging rights.

One popular and doable DIY project is building or resurfacing a deck with hassle-free composite material. In most cases, it can be completed over the course of a weekend with just a little know-how and the help of some friends.

Find more outdoor living inspiration at [trex.com](https://www.trex.com).

www.newscanada.com

OUTDOOR OFFICES As working and learning from home continue, contractors report increased interest in outdoor spaces that can accommodate professionals and students. Requests for stylish sheds, cottages and pergolas are on the rise.

A relatively easy addition, a pergola creates the look and feel of an outdoor room while adding a distinct architectural element. Of course, its main purpose is providing shade — essential for enhancing visibility of laptops and devices, as well as offering relief on hot days.

...outdoor living design has never been more inventive...

TAKE THE PLUNGE Between travel restrictions and closings of community pools, homeowners are taking the plunge and installing swimming pools, hot tubs and ponds in their own backyards. To give these additions a finished look, surround them with high-performance composite decking such as Trex. Unlike wood, this low-maintenance alternative won't rot, warp, stain or fade and never needs sanding, staining or sealing.

LUXURY STAYCATION Fueled by the drastic decline in travel, interest in replicating the sophisticated style and comforts of luxury hotels and resorts has grown. From plush towels and plumped pillows to outdoor accents like fire tables, water features and industrial-style railing, commercially inspired designs can give any outdoor space the essence of an extravagant staycation.



Blumen

ON BROADWAY

Unique and vintage items for home and garden

If you are looking for the unusual, the rare, the vintage, or a one-of-a-kind item you won't find anywhere else, Blumen on Broadway is a treasure trove of home décor and related items from a bygone era.

Store owners, Sue Edwards and Susan Feindell, have a huge variety of items on their shelves that they have personally located and now offer to the public.

They have become local experts in everything from kitchen items, rare vintage toys, porcelain and glassware, and they even have a section with hand tools.

"We're gardeners as well," Sue explained of how they decided to open the store six years ago. "That was the thing that brought us to this. We started with vintage garden tools and garden-inspired items. Seventy percent of our inventory are vintage items. We have gifts for your home and garden. If you do just one loop of the store, you'll see it's very well curated and we have really good quality antiques. It's all about re-purposing – and that's what our store is all about. It's just so much fun. Around 30 percent of our inventory is new, like our line of paint."

The store carries a full line of Fusion paint which is a Canadian manufactured product and is designed for use with home-based projects – specifically when you want to paint old wooden furniture.

The paint comes in a variety of colours and is very popular with people who enjoy doing projects at home.



The shelves are full of items, meticulously arranged, and take you back to something you may remember from childhood or maybe your grandmother's kitchen.

"You can decorate your garden shed, decorate your craft room, or decorate your house," is how Susan explained the possibilities of using the unique items found at the store. "There are things you may recognize from being at your grandmother's house. Well, sell things to furnish any room. We've got old office items, sewing room stuff, an old washing machine, we've got old garden tools, and teapots and plates and cups and saucers and vases. There are all sorts of cool stuff made in England, Germany and Japan. We have mid-century modern pieces. People will come in a take a look around and see what we

have and say, 'why wasn't I in here before?'"

With the current trend of working from home, many people have more time on their hands and have rediscovered old hobbies or found a new one to occupy their time. A trip to Blumen on Broadway will provide you with not only the items you need but also new ideas and inspiration for your next home project.

From decorating a special room in your home by adding unique accents, to turning an old piece of furniture into a modern addition to a room, you will find what you need at Blumen.

From repurposed clothing to one-of-a-kind greeting cards, the shelves are lined with unique items that just aren't available anywhere else.

Blumen on Broadway is currently open for curbside pickup.

You can reach Sue and Susan at the store and see what is available via their Instagram account or on Facebook.

Blumen on Broadway is located at 151 Broadway, right in the heart of downtown Orangeville.

– Written by Brian Lockhart



blumen

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TO ENTER:

Send your email ballot entry including your name, address and telephone number to heather@simcoeyorkprinting.com

Deadline for entries is 12 noon on Friday, June 11, 2021.

Limit one entry per person. One winner will randomly be drawn on Monday, June 14, 2021. The winner will have their name shown in the June 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.

APRIL SPRUCE UP
YOUR SPACE
GIVEAWAY WINNER IS

MARGARET MOFFAT OF ORANGEVILLE

Margaret has won a \$100 gift card to Don's Heating & Cooling.

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

Keep entering for your chance to WIN!

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Robert Reid's general store is still standing in Ruskview, although it is now a private home. Ruskview was a town with big aspirations that eventually lead nowhere. The general store is the only reminder that a town once was at those four corners.



RUSKVIEW

Settlers chose an odd place to build a town

As far as towns go, the former village of Ruskview is in a very odd place.

UNLIKE ALMOST every other town settled in Ontario, Ruskview had neither running water to power a mill, nor a crossroads that would see passersby travelling through the area.

Ruskview is located on hilly terrain on County Road 21, about two km west of Airport Road.

The area was first settled in 1848 when a man name Joseph Lennox arrived and decided to stay.

The town began to grow, at least in terms of attracting a handful of new people, when a post office was opened to serve the surrounding area.

Originally the community was known as Black Bank, for another odd reason.

When they completed the application for a post office, the man who filled in the application wrote in the name Black Bank, a town he had known in his native Ireland, as the town at the time didn't have an official name.

In 1870, John Newell took over as postmaster. His teenage son, Semour had the task of carrying the mail between Black Bank and Honeywood either by foot or horseback.

This is where history gets a little tricky.

When a new postmaster took over the post office, he decided to move the post office to his store in a nearby town named Britannia. As there already was a post office named Britannia in the County, he decided to take the name Black Bank with him. That left the town

formerly known as Black Bank without either a post office or a name.

Residents in the now nameless town were not pleased about being known as the town with no name and even less pleased about the new quality of mail service.

They eventually petitioned for a new post office, which they got and renamed the town Ruskville in honour of William Rusk, an early settler who owned the farm directly across from the post office and general store.

The town never really got off the ground and only managed to have a population of around 25 people, although there were many more in the surrounding rural area.

A school was built around 1875, however, the exact location remains unknown. A new brick schoolhouse was built several years later.

Several other businesses opened including a blacksmith, a lumberyard, and a sawmill.

The town never managed to build a church. They held Sunday services in the schoolhouse.

Ruskville never really took off as a thriving enterprise.

The post office lasted until 1916 when it was replaced by rural mail delivery. The schoolhouse had classes until the mid-1960's when it was closed due to the centralization of the school system.

All that remains of the town today is Robert Reid's general store, which is now a private residence and a small sign that gives a brief history of the village.

Even though Ruskview was an odd place for a village, it's possible they chose it for the fantastic views of the Mulmur hills that surround it.

That alone is worth the drive to the area.

- Written by Brian Lockhart

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17810 Centreville Creek Road, Caledon	1,599,000
16719 Humber Station Road, Caledon	1,599,000
Lot 26, Highpoint Sideroad, Caledon	1,100,000
933482 Airport Road, Mono	3,999,000
428510 25th Sideroad, Mono	2,200,000
755658 2nd Line, Mono	1,488,800
953101 7th Line, Mono	1,349,000
874581 5th Line, Mono	2,799,000
7 Brucedale Blvd., Orangeville	1,648,800
29 William Rex Crescent, Erin	989,000

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