

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON

FEATURES

VOLUME 1, ISSUE 12

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Continued on page 4



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16 Skelton St.



17 Beechgrove Sdrd



19 Buckstown Trail



24 Buckstown Trail



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32 Estateview Circle



35 Diamondwood Dr.



44 Livingston Dr.



54 Junetown Circle



11 Kimbark Dr.



67 Sparrowbrook St.



68 Meek Ave.



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47 Paisley Green Ave.



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Real estate is all about 'building trusting relationships,' Bradley said of how he works with clients to achieve their goals. The Mayer-Harman Team helps people find their home, negotiate a good deal, and then provides service even after a sale by providing information, check-ins and advice.

"One thing I always say to clients is, 'you're more than just a transaction to me. I'm not leaving this career in the near future and building a relationship with you so I can be an asset to you before, during, and after a transaction is going to mean that we are both successful.'"

As a trained negotiator and someone who has an intimate knowledge of the local real estate market, he knows what it takes to successfully market a home to bring in the most interested and serious buyers, then negotiate a fair price to get the deal done.

From superior listing strategies to cleaning, staging, home inspections, photography and videography, he is dedicated to meeting the client's needs and presenting a home in the best possible light when it is up for sale.

Entering the world of real estate at a young age, Bradley quickly immersed himself in the industry and was eager for the experience. He had already obtained a degree in international business and entrepreneurship from Brock University.

As a young realtor, he learned the ropes by "knocking on doors and introducing myself" as a new sales representative with Century 21 Millennium, adding that he was "passionate about it. I really started getting excited about the work."

As a volunteer with the Brampton Real Estate Board, he took his responsibilities and obligations seriously and soon became the president of the board. In fact, he was the youngest person ever to hold that position.

Bradley continued on to the provincial Association (OREA) Ontario Real Estate Association as one of 13 directors representing over 78,000 REALTORS across Ontario.

Family obligations brought Bradley to Orangeville seven years ago. In that time he has built a reputation as a hard-working, successful contributor to the community and local real estate industry.

He established the Mayer-Harman Team under the Century 21 Millennium umbrella, with seven team members including himself.

He insists on his standard of service being maintained to ensure happy repeat customers.

"If you can provide a standard of service across all of your clients, they will know what to expect, they know it will be consistent, and they know they can refer you to their family and friends without concern that they won't be getting the same quality of service. We have a system and a philosophy of ensuring that before anything else, our relationship with you and your success trumps our own."

...People continue to use you as a realtor because of your standard of service....

Bradley continues to expand his experience in Orangeville as he is involved in the community in several different ways and looks forward to new endeavours in the area.

Bradley and his team can be found on Social Media like Instagram, Facebook and Youtube or visit their website at www.themayerharmanteam.com.

- Written by Brian Lockhart



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*AS PER IMS STATS 2019/C21 STATS 2019

6 WAYS TO DESIGN YOUR DREAM BACKYARD

(NC) With more time spent at home, designing a space that feels like a mini getaway is increasingly important.

Whether you're looking to move your dining experience outside or wanting to create a calming retreat, here are six ways to achieve your dream backyard:

SPLURGE ON PATIO FURNITURE

If your patio furniture is looking worn and tired, it might be time to consider investing in quality items that will last for seasons to come. Select pieces that are both functional and timeless. When styling the sitting area, try a large sectional. Not only will it create a more intimate atmosphere, but it will also provide ample space for lounging. Use throw blankets and decorative pillows for colour and texture.

EXTEND THE SEASON

Patio season can be enjoyed much of the year if you play your cards right. For the ultimate makeover, add a firepit or outdoor heater, so you

can keep spending time outdoors when the nights begin to cool. It's even better if you can stay cozy while you stargaze.

CONSIDER SHADE AND PRIVACY

A custom-made gazebo or pergola helps keep an outdoor space shady and cool and makes for a stunning feature. Whether you want to tackle a DIY project or are looking for help with installation, Home Hardware's backyard project packages can provide you with blueprints, quality materials, expert advice and everything you need to get the job done.

ENHANCE YOUR OUTDOOR DINING

Elevate your dining experience with a trendy new pellet grill that allows you to sear, bake, roast and smoke. This will give the chef in your house the perfect excuse to whip up some classic burgers or a wood-fired pizza. Wood pellets are available in a variety of flavours, like apple, hickory, maple, oak and more, so you can experience gourmet food from the comfort of your backyard.

AMP UP THE AMBIANCE

Don't forget to add some atmosphere with lighting and the right finishing touches. String lights are a must-have for making a space feel bright and warm



as the sun goes down. Adding greenery and florals to your patio or deck space will also infuse charm and privacy. Consider going with tropical plants to bring a touch of the Caribbean to your home.

LET THE GAMES BEGIN

Enhance that getaway feeling by adding entertainment to your backyard. Take games night outdoors with Bolaball — a family-friendly game that's perfect for

people of all ages. If you're in the DIY mood, you can also make a bean bag or washer-toss game. These simple additions will keep the whole family having fun all season long.

Find more décor and project ideas at homehardware.ca.

www.newscanada.com

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to all of those that participated in our recent community food drive! Your neighbourhood could be next - keep an eye out for our bags.

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How do I prepare for home renovations or additions?

When you buy a resale home, you may decide to update or renovate to modernize or just refresh a house that might be showing its age.

There's also the possibility that you may consider adding an addition for extra space or maybe adding some unique features like a new swimming pool or gazebo in the backyard.

Before you start knocking down walls, there are some things you should consider before you start working on it and spending your money.

This past year has seen the cost of construction materials hit new highs – and that includes lumber which is now considered a very valuable commodity.

First of all, you should get a good estimate from a professional contractor who can evaluate the job, the materials, and the final cost. You don't want to undertake a project only to find out later that construction materials will double the cost of final completion and have you scrambling for money that wasn't in your budget.

When you are looking for that contractor to give you an estimate and complete the job, make sure you shop around and get several estimates. You need to do your homework and get some referrals and a background check on contractors to make sure you have a licensed professional with a good reputation.

Be wary of estimates that look too good to be true. If you have two estimates that come in at the \$35,000 to \$40,000 range and a third contractor who claims they will do the job for \$20,000 – the numbers just don't add up.

You are better off hiring that contractor with a reasonable estimate rather than one that lowballs the estimate to get the job. Many people have found out the hard way that fly-by-night contractors that offer super low prices just aren't worth the aggravation and expense. Remember, you get what you pay for.

If the renovation you are planning includes work on the structure of a home, you should be aware of any proper permits you need to have the work completed.

While interior renovations like replacing kitchen cabinets do not require a permit, any work that deals with the structure or structural integrity of a building will need a permit and proper inspection.

This includes such renovations as removing walls to create a more open space.

Currently, many homeowners are improving their properties by adding outdoor amenities like swimming pools, gazebos, and permanent deck and patio structures.

When you are building outdoors, the same basic rules apply when it comes to planning, costing, and finding a reputable contractor to complete the work.

When planning new outdoor features you must also take into account bylaws and your neighbours.

Just because you want to build, doesn't mean you can build a structure that interferes with your neighbour's enjoyment of their property.

For example, building a new pool change

house that obstructs a window at the home next to yours, may cause a problem.

Renovating or adding on to your home can be a rewarding experience, however, you should plan ahead, consider all costs and create a budget, and hire a reputable contractor to help you get the job done.

If you follow all the steps, you can have peace of mind knowing the job will be completed properly and eliminate cost overruns.

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

– Written by Brian Lockhart

Information provided by Jerry Gould and the Gould Team ReMax Real Estate Centre office at 115 First Street, Orangeville. Faith, Community, Experience... It's Who We Are!
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AREAS WE SERVE

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Is the local real estate market softening?

It has been an interesting and highly charged year for the real estate market in Orangeville and Dufferin County.

Although a few months ago, it was not uncommon for homeowners to receive bids well over asking, that situation seems to be levelling out.

Some homeowners have started with a high number and had to reduce the price to get it sold, now that market may have hit a plateau in terms of how high prices can go.

A few months ago, there were so many offers that homeowners would go to the bid, where there were no conditions on the sale. Now, homeowners are having to do a bit of negotiating and accept conditions to go with offers.

The number of offers on each home has also decreased. During the peak period of the market, it was not uncommon to have 15 or 20 offers. Now it is down to just two or three offers on a home.

Buyers have become a little more selective when looking for a home and have grown weary of the battle that was taking place every time a new house was listed.

Now that the buying frenzy seems to have died down, it's possible the local situation could result in a more balanced market over the next few months.

That could mean good news for local people who want to buy a home in their home town.

For those looking to move to the area, the best bet is to work with a local realtor who knows the market in Orangeville and Dufferin County.

A local realtor will be in tune with all the nuances, services, and amenities that make the local area a good place to live, and they can guide you to a neighbourhood that all the requirements you need depending on your budget and lifestyle.

With the local real estate market starting to level out and more houses being made available, this summer may be a good time to get serious about buying a home.

Written by Brian Lockhart

WITH RECORD PRICES, bidding wars, and low inventory, a lot of potential buyers found themselves in a frustrating situation, while many homeowners were enjoying the benefits of a seller's market after putting their property up for sale and watching as people lined up to put a bid on their house.

The market seems to be settling down at least a little bit with more inventory and less demand.

There are several reasons that the market seems to be softening.

While there was a migration from larger centres to smaller towns over the past year, many potential home buyers found it difficult to continually place an offer on a home only to be out-bid. Eventually, many of those people just decided to stay put and continue living where they were already established.

The 'stress test' imposed by the government meant that people applying for a mortgage would have to have their finances tested against a current 5.25 percent interest rate. This was a way to ensure that buyers would still be able to afford their homes if interest rates happened to go up, rather than suddenly be crushed financially under the burden of a higher rate.

Going into the summer, there are now more listings on the market with more types of houses to choose from and more of a price fluctuation.

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - May

	May, 2021	May, 2020	% Change
# of Active Listings	75	136	-44.85%
# of Sales	89	34	161.76%
Average Sale Price	\$1,020,715	\$688,203	48.32%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - May, 2021	Jan - May, 2020	% Change
# of Sales	330	183	80.33%
Average Sale Price	\$1,069,144	\$758,696	40.92%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	75
Divided by Sales per Month	89
Months of Inventory	1

There is currently 1 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

May 2021 vs. May 2020

The number of active listings in Dufferin (excluding Orangeville) decreased by 44.85% in May 2021 over the same month in 2020. The number of homes sold increased by 55 homes or 161.76% in May 2021. Average sale prices increased by 48.32%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 147 homes in May 2021 over the same month in 2020. Average sale prices were up by 40.92%.



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 - May

	May, 2021	May, 2020	% Change
# of Active Listings	44	50	-12.00%
# of Homes Listed	95	45	111.11%
# of Sales	70	47	48.94%
List Price vs. Sale Price Ratio	106%	99%	7.07%
Average Days on Market	8	27	-70.37%
Average Sale Price	\$784,669	\$617,727	27.03%

Orangeville Statistics - Year to Date

	Jan - May, 2021	Jan - May, 2020	% Change
# of Homes Listed	447	275	62.55%
# of Sales	361	195	85.13%
List Price vs. Sale Price Ratio	108%	100%	8.00%
Average Days on Market	9	19	-52.63%
Average Sale Price	\$787,112	\$605,201	30.06%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	44
Divided by Sales per Month	70
Months of Inventory	0.6

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

May 2021 vs. May 2020

The number of active listings in Orangeville decreased by 12% in May 2021 vs. May 2020. 50 more listings came on the Toronto Regional Real Estate Board in May 2021 vs. May 2020, which is an increase of 111.11%. The number of homes sold increased by 23 homes or 48.94%. The average days on the market decreased from 27 to 8 days. Average sale prices were up by 27.03%.

Year to Date 2021 vs. Year to Date 2020

The number of homes listed in Orangeville, year-to-date increased from 275 to 447, which is an increase of 62.55%. The number of homes sold increased by 166 homes. The average days on the market decreased from 19 to 9 days. Average sale prices were up year over year by 30.06%.

Peel - Caledon Statistics - May

	May, 2021	May, 2020	% Change
# of Active Listings	178	208	-14.42%
# of Homes Listed	234	120	95.00%
# of Sales	134	59	127.12%
List Price vs. Sale Price Ratio	101%	96%	5.21%
Average Days on Market	11	36	-69.44%
Average Sale Price	\$1,496,215	\$999,899	49.64%

Peel - Caledon Statistics - Year to Date

	Jan - May, 2021	Jan - May, 2020	% Change
# of Homes Listed	1,026	631	62.60%
# of Sales	650	281	131.32%
List Price vs. Sale Price Ratio	103%	98%	5.10%
Average Days on Market	12	26	-53.85%
Average Sale Price	\$1,395,948	\$981,060	42.29%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	178
Divided by Sales per Month	134
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.

May 2021 vs. May 2020

The number of active listings in Caledon decreased by 14.42% in May 2021 over the same month in 2020. The number of listings that came on the Toronto Regional Real Estate Board in May 2021 vs. May 2020 increased by 114 homes or 95%. The number of homes sold increased by 75 homes or 127.12%. The average days on the market decreased from 36 days to 11 days. Average sale prices were up by 49.64%.

Year to Date 2021 vs. Year to Date 2020

The number of homes listed in Caledon, year-to-date increased from 631 to 1026, which is an increase of 62.60%. The number of homes sold increased by 369 homes or 131.32%. The average days on market decreased from 26 days to 12 days. Average sale prices were up by 42.29%.



5 BEST outdoor living SPACE IDEAS

(NC) After being forced to spend more time inside this year, it's important to make any outdoor space in our home an oasis for enjoyment.

Whether you have a tiny condo balcony, a spacious backyard or something in between, draw inspiration from these ideas to create a relaxing space.

1 DEFINE YOUR AREA Add some charm and outline visual boundaries for your outdoor space by setting up a trellis, laying down an outdoor rug or installing a pergola. This will set the tone and let you introduce some style and personality with bold colours, distressed wood and graphic patterns.

2 CREATE DIY DINING SPACES One of the top outdoor living trends is dining al fresco, which lets you bring the patio experience home. Instead of buying a dinette set, why not DIY your own with repurposed materials? For a larger space, create a table using wine barrels and wooden boards. If you have a small balcony, upcycle a vintage lamp base and thrift store tabletop for a cute bistro table. Finally, consider adding mismatched chairs to finish off this eclectic look.

3 PLAN YOUR ENTERTAINMENT Whether you're hosting a small gathering or decompressing on a weeknight, you can elevate the ambiance with sound. From compelling podcasts to indie rock to chill electronic, a SiriusXM streaming subscription is a great way to find exactly what you're looking for, or discover something new. Broadcasting outside is easy with the app, which is compatible with virtually any connected device including your smart speaker, phone or computer.

4 TRY A GARDENING TREND Bringing plants, flowers and other greenery into your outdoor space can instantly boost your mood and help you feel more connected to nature. A vertical garden is a great option if you have limited real estate — simply hang pots or planter boxes on a wooden pallet that leans against a wall. You can also try xeriscaping, an alternative to traditional gardening that uses drought-resistant plants and careful plot design to conserve water.

5 ADD SOME WARMTH Make sure your outdoor living space incorporates ways to keep warm during those chilly summer nights or shoulder season weeks. Outdoor firepits are a popular choice, you can find DIY tutorials online to build your own with some stones. If you can't have a fire in your balcony or yard, some cozy blankets and pillows can do the trick.

Learn more about music, podcasts and entertainment programming at siriusxm.ca.

www.newscanada.com

Orangeville Flowers

Flowers to enhance any celebration or special event

Flowers are a gift for any occasion.

They brighten up a room, add style to any event, and provide joy to many people.

At Orangeville Flowers, there is a wide selection of flower arrangements for any occasion, as well as vibrant indoor tropical plants that add to any home, office, or residence décor.

Flower shop owners, Sheryl Fergus and Sara Pamenter, are experts at floral arranging and providing service to customers in the region.

Both Sheryl and Sara learned the floral business from the ground up. Sheryl worked at Orangeville flowers for many years, while Sara became involved as a co-op student.

When the owners of that business decided to retire, they assumed ownership of the flower department and moved to their new First Street location.

“We have indoor tropical plants and cut flowers,” Sara explained. “We have ferns and ivies and more unique things like succulents. We do deliveries and have curbside pickup.”

The change to the First Street location was a well-planned move to maintain visibility with plenty of parking.

“We looked for a space that would work for us, and we wanted to make sure it was easy for people to get to us and had great parking,” Sheryl said.

The store is conveniently located, with plenty of parking and accessibility.

Both Sheryl and Sara have a passion for their work and enjoy meeting with customers, as well as the artistic side of preparing floral arrangements.

“I like the variety of plants we get in, and it’s nice to be able to help customers when they are looking for certain plants like something that thrives in low light - we just like to be able to help our customers,” Sheryl said.

An appreciation of the different flowers keeps Sara interested.

“I’m addicted to plants and flowers. I like seeing all the different plants and being able to choose what we bring in here. I started working with flowers when I was a co-op student.”



When you need a flower arrangement for any occasion, they can beautifully style flowers and gift baskets for any occasion – while providing excellent customer service. They offer same-day floral delivery throughout the greater Orangeville area.

Flowers are the perfect gift to celebrate birthdays, anniversaries, graduations, school proms, mother’s day, and special holidays like Christmas and Easter. For special occasions, floral arrangements enhance any event like a wedding, banquet, special luncheon or dinner, family gatherings, and any event of personal recognition. They are a welcome addition to rooms at nursing homes and retirement residences.

Many people enjoy flower arrangements and exotic orchids to brighten up their homes regularly. Tropical plants can last for years and add a touch of green to any home décor.

Visit Orangeville Flowers and meet Sheryl and Sara and discover the variety of plants, flowers, and floral arrangements that will bring a smile to your face and to anyone you choose to give them to.

Orangeville Flowers is located at 121 First Street in Orangeville.

You can visit the website at www.orangevilleflowers.ca to see samples of arrangements and tropical plants.

– Written by Brian Lockhart



Visit us at our new location!

121 First Street, Unit 2B Orangeville

519-941-2592

www.orangevilleflowers.ca



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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, July 16, 2021.

Limit one entry per person. One winner will randomly be drawn on Monday, July 19, 2021. The winner will have their name shown in the August 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.

MAY SPRUCE UP YOUR SPACE GIVEAWAY WINNER IS

JUDY SHARP OF ORANGEVILLE

Judy has won a \$100 gift card to Blumen Garden Inspired & Vintage Giftware.

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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It was all over for Inistioge when a major railway line passed it by

If there was one thing that could stop the development of a town in the mid to late 1800s, it was the fact that the railway chose the next town over as a stopping point.

WHEN THE TORONTO, Grey and Bruce Railway, later the CPR, decided to make a stop at the small nearby village of Proton Station, it pretty much put an end to the future expansion of the hamlet of Inistioge.

Located near Highway 10, about six km north of Dundalk, settlers began arriving at Inistioge in the 1840s.



As a travel route, a hotel called George Johnston's hotel was built in Inistioge around 1843 and served as a stopping point for travellers looking for a meal, a bed, and a drink.

Around 1849, George Armstrong and his family arrived in the area. Armstrong wasted no time in investing his time and money in the area.

Armstrong's first project was the building of a local church. It came to be known as Armstrong's Church. There was a cemetery on the property with the first burial taking place in 1852.

The post office was opened in Armstrong's home in 1851, and as they needed an actual town listing for the post office, Armstrong named it Inistioge after his hometown in Ireland.

As people moved to the area a log schoolhouse was built around 1865.

A tavern stand was built to dispense alcohol, and a small court office was erected.

Like just about every town in the area, an Orange Lodge, chapter 737, was built in the 1850s.

Another small hamlet called Victoria Corners sprang up right beside Inistioge. They were so close that the two settlements became intertwined in business, family, and commerce.

One family of note was the John Moore family, who created the "Moore settlement" which became Victoria Corners.

Apparently, the Moore family was of a different breed than most of the local settlers. They were well-read and apparently well educated. They kept up with scientific developments in the world. They would speak to their neighbours about advances in science and predicted the use of 'flying machines' and 'horseless carriages.'



They were considered oddballs but were well-liked by the townsfolk, who considered most of their ideas to be ridiculous fantasy.

A couple of stores opened up in the town. One of the stores was owned by the Ward family.

To give an example of how tough a life it was in the early pioneer days when the store needed to stock up on supplies, Ms. Ward would walk to Orangeville to catch a stagecoach to Toronto. From there she would return by boat to Collingwood with her supplies. From there, her husband would pick her up and they would return the 50 km to Inistioge by ox cart.

The Armstrong family opened a dry goods store. Other businesses sprang up around it.

There was a blacksmith shop, and a hotel called the Jordan Hotel.

In 1871 a new Methodist Church was built. Although somewhat crude in construction, it boasted three stained windows of which the locals were quite proud.

During the 1880s, the hamlet had two sawmills, a harness maker, a shoemaker, and a stonemason.

A fellow by the name of William Haines would later open a cheese factory.

In 1889, a new schoolhouse was built at a cost of \$1,239.45. It boasted some modern conveniences, most notably a furnace to keep the kids warm during the winter months.

When the railway decided to make Proton Station a stop in the area, businesses started to gravitate in that direction.

By 1900, the town started to fade away as people moved to other locations.

The Orange Lodge lasted until 1940 and the cemetery was still taking burials until the same year.

The schools are still standing but are now private homes.

The only remnants of the village now is a wrought iron arch in front of the cemetery with the name of the town and the dates 1851 - 1871.

- Written by Brian Lockhart

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Short stroll to cool waters of the Nottawasaga River, a few minutes bike ride to the Winery of the Hockley Valley Resort with skiing, golfing, spa & restaurant! Unwind in this comfortably sized home with fully finished basement & above grade windows makes the space bright & cheerful. Hardwood & ceramic floors on the main level principal rooms. Functional eat in kitchen. Covered front deck for the morning sun, then a great patio & small deck out back for the afternoon Siesta! What a great spot to enjoy the wonders of nature just outside of the city! **Mono \$999,000**



UPDATED ORANGEVILLE HOME

Brand new finishings, flooring, appliances, state of the art spa baths in an established family oriented subdivision. LEGAL 1 bedroom apartment in walkout basement. Over 3500 sq ft of living space in Purple Hill close to Hospital, schools, parks & backing onto fabulous green space! Seller is actively renovating the home inside & out & the photos depicted are the concept of the finished product. Act now & you will have input on some of the finishing touches & then enjoy the spoils of a high quality full renovation without living through all the dust! **Orangeville \$1,299,000**



4 BEDROOM, 4 LEVEL BACKSPLIT

Huge lot with fruit trees, veggie garden, work shed & large single garage! Well maintained by original owner! Newer main bath with modern finishings! Upgraded hardwood floors in giant family room with walkout to back yard. Combined living & dining has crown molding! No carpet anywhere! Upgraded veranda features double door entry. Investors can easily convert the multiple levels into separate living spaces! Superior location, close to bus route, Hwy 427, GO station, schools & parks! This is a great family area that has so much to offer, come & see! **Mississauga \$1,075,000**



STUNNING PARK LIKE 2.48 ACRE PROPERTY

Eco-Efficiency & solid construction! Contemporary home with 3 bedrooms, 2 baths, 3 car garage & detached heated insulated shop. Multi-level open concept home with, solarium, main floor office area & many large windows which are swept with sunlight & the scenic beauty of the gardens, nature seems to be at your fingertips! Walkouts lead to the expansive composite deck complete with covered area, gazebo, trickling Zen pond, adorable storage shed, fire pit area & all backing onto forest! Just outside of Caledon East, with trails, shopping & only 30 minutes to the airport! **Caledon \$1,749,000**



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Beautiful 1500+ sq ft townhouse, perfect for empty nesters, downsizers or professional looking to be close to downtown café's & shops. This bright & spacious property has a lovely walk-out deck off the dining room. Living room has hardwood & gas fireplace. Spacious kitchen. Upper level has 2 large bedrooms, each with own bath and balcony. To complete this package, 1 secure underground parking space & storage locker. **Guelph \$535,000**



YOUR OWN PRIVATE OASIS WITH A POOL, HOT TUB & PERGOLA

Beautifully finished detached backsplitted home fronting onto Conservation. So well maintained there is nothing left to do except enjoy the peace & quiet of your backyard. From opening up your front door to walking out to trails directly in front of your house, you will love everything about this home. Walk into a warm foyer w/stunning feature wall, then to the kitchen complete w/new backsplash & light fixture, opens into a sitting room. Lower level family room is very spacious w/beautiful mantle & gas fireplace, bathroom & lots of natural light. Basement level has another bedroom w/Murphy bed & workshop room. Electrical panel has been updated 2020. Close to schools, trails, shops & transit. Don't wait to see this or you will miss your chance for a little piece of heaven. **Orangeville \$785,000**