

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 3, ISSUE 6

The 5 best investments you can make in your backyard	2
Three designer tips for cottagere style at home	2
Ask a Realtor.....	5
Market Update.....	8
3 things to do before your next reno	9
How to update small bathroom details for big impact.....	9
The times are changing	9

Account Sales Manager
HEATHER ERWIN
heather@caledoncitizen.com

Advertising Sales Representative
ERIN LUCKETT
erin@pcmedia.ca

Advertising Sales Representative
VICKI MEISNER
vicki@pcmedia.ca

Advertising Sales Representative
HEATHER LAWR
lawr@sympatico.ca

Art Director
SARAH DIDYCYZ



Looking to sell or buy a home?

519-942-7413
John@johnwalkinshaw.com

www.JohnWalkinshaw.com

Your REALTOR®
for Life

Denise Dilbey
Broker

Direct 416-919-9802 www.link2realestate.ca

Your Real Estate Professional dedicated to
Serving Town & Country Properties...

THE GOULD TEAM

Top 1% In The World
Re/Max International

JERRY GOULD
Broker

jerrysaysold@rogers.com
519-217-7653 | 519-942-8700
www.kissrealty.ca

Re/Max Real Estate Centre Inc.
115 First St., Orangeville,
ON L9W 3J8

Kevin@FLAHERTY.ca
Home Selling System Team

ONLINE SHOWINGS
- BY -
3 MARKETING SPECIALISTS
- GETS -
**YOUR HOME SOLD
FASTER & FOR MORE!**

CALL 226-773-1970 OR VISIT
OUR eXp Brokerage OFFICE AT
170 LAKEVIEW CRT ORANGEVILLE

THE MORTGAGE CENTRE ORANGEVILLE

The trusted specialists who can help you secure your future home

When you are buying a home, you are making what is probably the biggest investment of your lifetime.

IT IS IMPORTANT TO RECEIVE GOOD ADVICE and deal with knowledgeable and professional people who understand what it takes to get into the real estate market.

Most likely, you will have to borrow a large sum of the purchase price of a house even after saving for years for a down payment.

Finding the right lender can be a tedious and frustrating experience. Different lenders have different qualifications, and you may find yourself in a situation where you are going from bank to bank just trying to speak to a loan and mortgage manager who can help you.

The easy solution is to deal directly with a professional Mortgage Broker who knows all there is to know about mortgages and has the connections and insight to find you the right lender for your situation.

Dwight Trafford, Mortgage Broker and owner of The Mortgage Centre Orangeville, has 33 years of experience connecting potential home and commercial property buyers with lenders who can make your dream come true.

As a professional Mortgage Broker, Dwight has access to hundreds of lending institutions – and is knowledgeable of the nuances of each company and what they require in order to proceed with a mortgage.

Dwight deals with banks, mortgage companies, credit unions, trust companies, private lenders, and mortgage investment companies.

“We are the intermediary – we source out the best deals possible for the applicant,” Dwight explained. “We have all the tools to get the mortgage done and have the lenders that will do any deal that makes sense.”

From a client’s perspective, the deal that makes sense will be based on their financial situation and a solution that will enable them to buy property at a rate they can afford.

When you are going to apply for a mortgage, you should have all your information correctly put together so your mortgage broker can properly assess your qualifications.

“We interview our clients to make sure they will qualify,” Dwight explained. “We compile all the information – and figure out the best scenario and best rate, and then we secure that financing approval. We deal with hundreds of lenders.”

...We compile all the information – and figure out the best scenario and best rate, and then we secure that financing approval. We deal with hundreds of lenders....

With the upward trend in real estate prices over the past two years, potential home buyers must approach every situation with the best information they have.

That’s why it is so important to have someone in your corner who can provide you with the information you need and steer you in the right direction when you finally decide to buy and need a mortgage to fund your investment.

“We have way more options,” Dwight explained. “An application may not suit one particular bank,

but that doesn’t mean another bank won’t be quick to act. Sometimes a client may want a particular type of mortgage or product their bank doesn’t have. There’s also a relationship that develops. You may not be able to have a relationship with your bank, but with me there’s always someone to go to if they need to make changes. Clients can always get a hold of me easily and make the entire process easy and fast.”

Dwight said his business is based on ‘experience, advice, and trust.’ Much of his business comes through referrals and word-of-mouth from people who have spoken to his clients who have had a positive experience and referred their friends and family who are looking for a mortgage to buy their home.

Looking for a mortgage can be a time-consuming and stressful experience. The Mortgage Centre will make the entire process much easier, and they will be working for your best interests.

The Mortgage Centre Orangeville is located at 7-75 First Street in Orangeville.

– Written by Brian Lockhart

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

Published By: LP London Publishing Corp.

15 GILES RD., CALEDON VILLAGE

- Almost ½ acre lot on a quiet cul de sac
- 4 bedrooms & 3 baths
- Finished walk-out basement
- 9 foot main floor ceilings
- Large eat-in kitchen open to living room
- Extensive deck in the backyard
- 3 car garage to park all your toys

\$1,999,000

The Chris Richie Group

RE/MAX
IN THE HILLS INC. BROKERAGE
Independently Owned & Operated

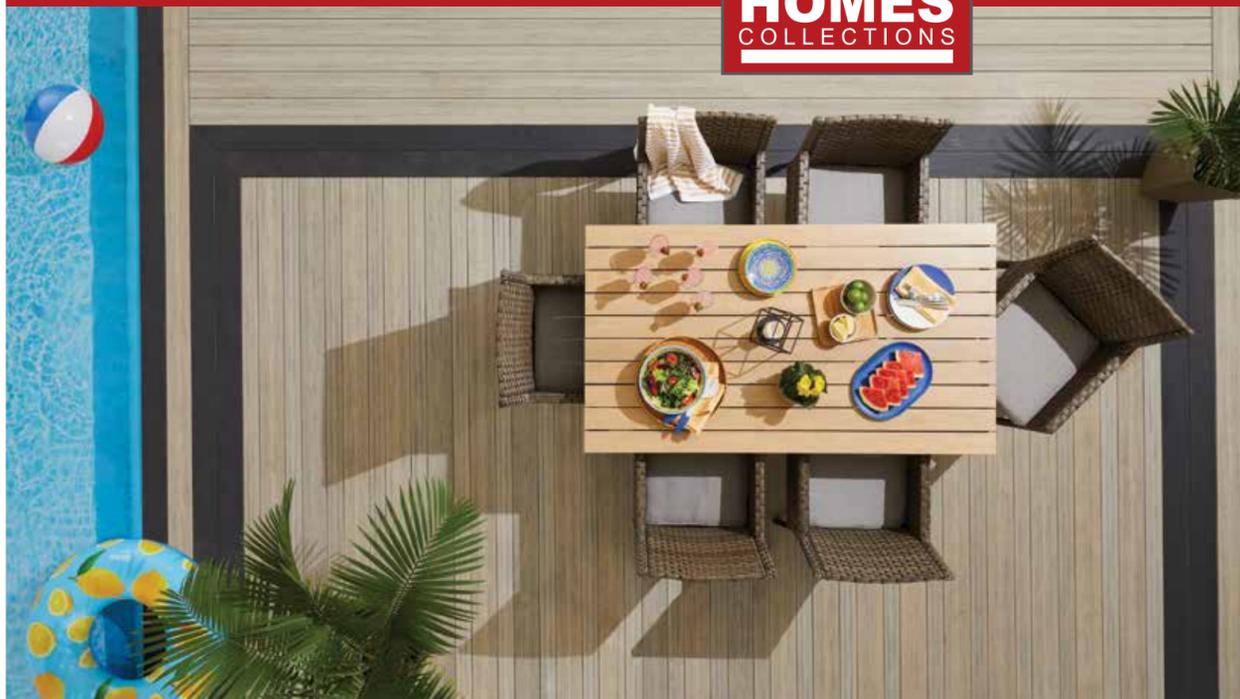
905-584-0234 519-942-0234
1-888-667-8299

www.remoxinthehills.com

David Waters Sales Representative
Carmela Gagliese-Scoles Sales Representative
Sean Anderson Broker of Record
Chris P. Richie Broker
Dale Foremba Sales Representative
Jennifer Unger Sales Representative

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

Our Award Winning agents have over 80 years of combined experience at your service! Caledon, Mono, Adjala and surrounding areas.



Three designer tips for cottagecore style at home

(NC) Simplifying your life starts right at home with this year's cottagecore design trend. If you've been feeling inspired to refresh your décor, consider this soothing style that evokes the tranquility of the countryside. To help you get the look, Sharon Grech, Benjamin Moore colour and design expert, shares her top three tips.

CELEBRATE CRAFTS AND COMFORT

Strongly influenced by nostalgia, cottagecore style is a celebration of crafts, vintage pieces, and a slower pace of living. "Cottagecore spaces are defined by their connection to nature and nod to historical inspiration. You can bring this to life through colour, authentic heirloom furniture or even small decorative elements such as period dishware, vases and even plants and dried flowers," says Grech.

CREATE CALMING WARMTH

Key to the "calm and cozy" feeling that cottagecore evokes is creating a warm and inviting ambience. For a modern twist, envelop your space in all-over colour. Choose colours that feel timeless and minimalist without feeling cold or bare such as warm hues like Sunlit Coral 2170-60, Fernwood Green 2145-40 or a neutral like Pashmina AF-100, in a premium paint such as Benjamin Moore Aura interior.

BRING THE OUTDOORS IN

Inspired by the traditional English countryside, simple living, and finding harmony with the natural world, Cottagecore is known for bringing the outside in. Consider displaying fresh-cut flowers, hanging dried flowers and even incorporating floral fabrics into your furniture to create a natural and organic feel.

www.newscanada.com



www.newscanada.com

The 5 best investments you can make in your backyard

(NC) Make your backyard a welcome extension of your living space by investing in outdoor essentials.

Here are five financially-savvy backyard tips to minimize costs in the long term and transform it into your favourite place to relax.

1 FIND THE PRIVACY YOU NEED

Adding a fence to your property not only offers privacy and security, it also increases the value of your home. The right fence depends on your budget and preferences. If privacy and durability are important, pressure treated lumber is a great option. If you want a cost-effective and low-maintenance alternative, consider vinyl, which won't splinter or crack.

2 GET CREATIVE WITH LANDSCAPING

Add character to your backyard by investing in landscaping and have fun choosing materials to bring your vision to life. Incorporate rock elements such

as flagstone, pea gravel or river rock to compliment your flower beds or to frame your patio area. Choose drought-tolerant plants and flowers like yarrow, coneflower and agastache as a way to save money, conserve water and attract pollinators.

3 SET UP A YEAR-ROUND OUTDOOR DINING SPACE

By investing in a fire pit or outdoor heater, you can use your patio on chilly summer evenings and even into the fall and winter. Frame your space with string or deck lights to add ambiance, and don't forget a gazebo or umbrella so the rain can't put a damper on your plans.

4 BUILD A DECK DESIGNED TO LAST

Get top value out of your deck by choosing a material that's long-lasting and durable, so you can enjoy it year after year. Deckorators Voyage Composite Decking is one great option, since it's made from a mineral-based composite that holds up against moisture and sun to withstand every season. It also offers excellent traction, making it perfect to use around a pool or as a dock.

5 STAY ORGANIZED WITH A SHED

A good shed should be able to store everything you need. To start, think about the size of shed you

...Add character to your backyard by investing in landscaping and have fun choosing materials to bring your vision to life...

need and where you want to position it. Choose quality materials to ensure it lasts for years and remember that you can adapt how you use the space as your needs change. For a stress-free build, try an easy-to-follow DIY shed kit which you can find in a variety of shapes, sizes and materials.

Find out more about your backyard options at homehardware.ca.



SARAH ASTON
LIVE THE HEADWATERS LIFESTYLE

Thinking of buying or selling?

I am a local Realtor who knows this area intimately. I work diligently on your behalf to help you attain your real estate goals. Call me today to help get you started.



SARAH ASTON
Sales Representative

SUTTON HEADWATERS REALTY INC

sarahaston.ca 519.217.4884 Town and Country Properties

Julie HUPPÉ
SALES REPRESENTATIVE

RE/MAX CENTRE
REAL ESTATE CENTRE
EQU. BROKER/SALES
INDEP. CONTRACTOR OWNED & OPERATED



FOR SALE UXBRIDGE, ON

Home, Business, Granny Suite, Hobby Farm, All Sitting On 3.68 Acres Here's Your Opportunity To Own This Property, 2 Kitchens, Back Yard Views, Mature Trees, 2 Bay Garage 40 X 60, Generator Hook Up, Multiple Walkouts, Steel Roofs On Home & Garage, Office And Granny Suite With Walkouts, Endless Opportunities With This Property, Don't Miss Out!
Listing Price \$1,449,900



SOLD ADJALA-TOSORONTIO

Charming Bungalow Home Set On 12.02 Acres Of Land And Complemented By A Large Pond, Streams, Walking/Atv Trails Surrounded By Mature Trees Creating A Sense Of Tranquility. Ideal Location To Commute To Work Conveniently Located Close To Hwy 50, Hwy 9 And Airport Rd Or Start A Home Business! Home Is Spectacular With High End Finishes, Office Space Walkout, Enjoy The Fenced In Backyard As You Walkout From Your Living Room To The Deck Area Where A Brand New Hot Tub Awaits You. Where The Paved Driveway Separates You Will Find A Fully Insulated And Heated Workshop 30 X 60 With A 14' Door And Mezzanine. Generator Hook Up In Home And Shop. Book Now Before It's Gone!
MLS #N5596031, Listing Price: \$2,199,900



SOLD AMARANTH

This Stunning Preston Model Home Is Meticulously Maintained With Extensive Renovations In 2021. The Neighborhood Is A Perfect Area To Raise A Family And Enjoy The Tranquility Of The Country Yet Only Minutes From Town On 2.56 Acres, Perennial Gardens Surround The Home And The Private Backyard Is The Perfect Area To Entertain Your Guest And Enjoy The Beautiful Sunrises And Sunsets.
MLS#5001565 Listing Price \$1,649,000

From Residential Properties • To Rural, Hobby Farms and Equestrian Estates

Luck is when opportunity knocks and you open the door.



Julie HUPPÉ
SALES REPRESENTATIVE

RE/MAX CENTRE
REAL ESTATE CENTRE
EQU. BROKER/SALES
INDEP. CONTRACTOR OWNED & OPERATED

www.juliehupperealty.com

RE/MAX REAL ESTATE CENTRE INC. BROKERAGE INDEPENDENTLY OWNED AND OPERATED.

myrealtor@juliehuppe.com | 519-942-6688





TRANQUILITY AWAITS YOU ON THIS 25 ACRE PROPERTY IN ERIN.

9755 SIDEROAD 5, ERIN, ON

Tudor Style Home with Elegant Stone Work offers 3043 Sq Ft on main & 2nd levels with 5+1 Bedrooms. Recently Renovated Main Kitchen in 2019 w/Granite Counters & Black Stainless Steel Appliances. Plus a Fully Finished 1443 Sq Ft Walkout Basement w/2nd Kitchen, Separate Entrance & Parking Area. Many Upgrades Include; Shingles '18, Furnace & CAC '13, Septic System '20, Generac Generator '14, Front Door '20, Garage Floor '21. Property Is Regulated By CVC. Trails to Enjoy Walking, Hiking & Horse Riding. Fantastic Estate Property conveniently located in South Erin close to the border of Caledon!

NEW LIST PRICE: \$2,949,000



10 ACRES ONLY 10 MIN FROM ORANGEVILLE!

253066 9TH LINE, AMARANTH, WALDEMAR

Renovate or Build your Dream Home! 10 Acres. Fantastic Opportunity! Abutting new Estate Home Development and possibility for severance of lots. 280' Frontage. Detached 2 bed Bungalow + Workshop.

PRICE: 1,550,000



ONE-OF-A-KIND!

1470 QUEEN ST W, ALTON VILLAGE

One-Of-A-Kind 4 Bed/4 Bath Home! Experience Historic Charm With All The Benefits Of Modern Construction! Enjoy The Therapeutic Serenity Of Flowing Fresh Water From Your Backyard Deck Overlooking Shaw's Creek. 3019 Sq Ft Of Living Space. Built With Pride And Attention To Detail, This Home Features Reclaimed Wood From The Original Building Used To Accent The Interior, And Original Foundation Stones Used In The Fireplace! Relax On The Wraparound Covered Porch Or In The Sunken Hot Tub. Entertainers Kitchen With Breakfast Bar, Quartz Counters & Open Concept Floor Plan. Main Floor Primary Bedroom W/ 3 Pc Ensuite. Only Steps To The Art Gallery, Restaurant, School, Library, Park & Hiking Trails. 4 Golf Courses Within 5 Mins.

PRICE: \$1,599,000



PEACEFUL RIVER FRONTAGE!

1490 QUEEN ST W, ALTON VILLAGE

Serenity Awaits You! Make This Newly Constructed 4 Bed/3 Bath Home Your Peaceful Oasis In Desirable Alton Village...Open Concept Designed With Comfort, Practicality & Style. 4029 Sq Ft Finished Living Space. All The Benefits Of Modern Construction While Maintaining Historical Charm. High Quality Finishes With Acacia Wood Floors, Gourmet Kitchen, Walkout To Sundeck Overlooking Shaw's Creek. In-Floor Heating, Forced Air Hvac System, And Gas Fireplace, You Wont Find Another Home Like This! Only Steps To The Art Gallery, Cafe, Restaurant, School, Library, Park, Golf And Hiking Trails.

PRICE: \$1,799,000



STEPHEN DIGNUM

BROKER

Residential • Commercial • Rural

Text: exitwithsteve to 85377
(416) 559-2995

exitwithsuccess@gmail.com

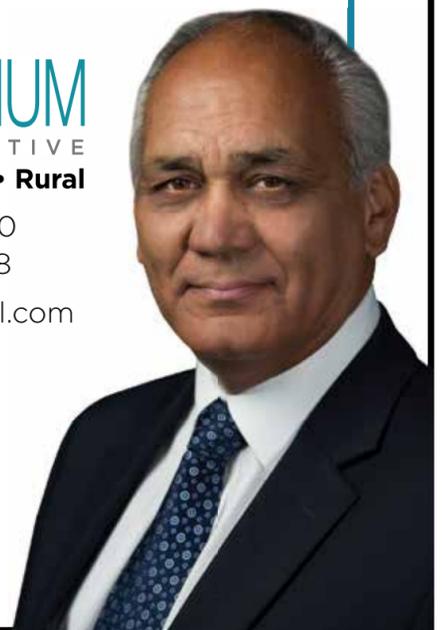
EUGENE DIGNUM

SALES REPRESENTATIVE

Residential • Commercial • Rural

Office: 905-451-2390
Direct: 416-418-6658

eugenedignum@hotmail.com



exitwithsuccess.ca



Jerry Gould
Broker
519-217-7653

Laurie Drury
Sales Representative
519-940-1731

Kim Giles
Team Manager/
Sales Representative
519-217-6729

Harry Ghag
Sales Representative
647-929-4424



INC. BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

WWW.KISSREALTY.CA

519-942-8700

73 LAVERTY CRES, ORANGEVILLE



\$1,549,000

This May Be The Largest Home Of Its Kind In This Area. Huge Gleaming Kitchen Is A Show Stopper And The Place For Family Gatherings With The Extra Large Island. Tons Of Cupboard Space. The Finished Lower Level Has Plenty Of Room For Families And A Walkout To The Private Backyard.

61 BROOKHAVEN CRES, EAST GARAFRAXA



\$1,575,000

Located in one of Dufferin County's most desirable neighbourhoods, Situated on a 1.4 acre lot this sprawling executive bungalow literally has every comfort feature one could ask for. This area has long been the desire of many with its large homes and big property. This home features large bedrooms, gourmet kitchen, private backyard, large finished basement and close to schools, shopping and all that makes this area so wonderful.

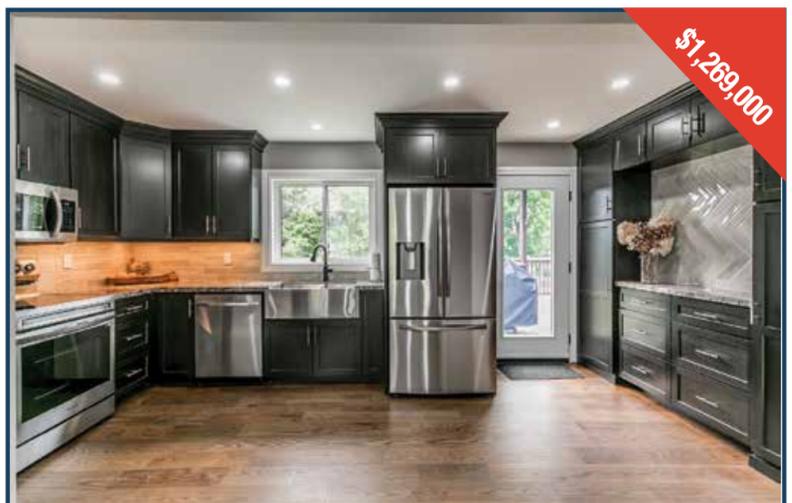
118 LINDSAY COURT, ORANGEVILLE



\$899,000

One Of The Most Desirable Courts In All Of Orangeville. New Roof 2021, Eaves 2021, Furnace, A/C Humidifier And Water Softener 2021, Garage Door 2021. Fridge, Stove, Washer And Dryer 2022 All With 5 Year Warranty. The Windows Are Newer As Well

667286 TWENTIETH SDRD, MULMUR



\$1,269,000

This One Has Everything You Could Dream Of In A Country Home. 2 Stunning Kitchens, Separate Entrance And Large Bedrooms Make This An Ideal Income Property Or Multi-Family Home. Over 200K Spent To Make This The Show Stopper It Is Today.

238 EIGHTH AVE, NEW TECUMSETH



\$1,198,000

Almost Brand New! This Gorgeous 3+1 Bedroom, 4 Bath Home Sits In Prestigious Previn Court. Open Concept Main Floor, Finished Basement With Separate Entrance And The Perfect Inlaw Suite W Kitchen, Laundry, Living Room, Full Bath And Bedroom.

71 LAVERTY CRES, ORANGEVILLE



\$1,599,000

It Is Bigger Than It Looks!!! 5 Bedroom, 4 Bath Bungalow, 2 Kitchens, 2 Laundry. Gorgeous Open Concept Living On Main Flr W Soaring Ceiling's In The Entrance. Need Space For The In Laws Or Adult Children? - W/O Lower Level, Is Bright And Spacious With A Huge Kitchen, Separate Dining Area And Large Living Room.

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

**RESALE
HOMES
COLLECTIONS**
Ask A Realtor

How can buyers take advantage of the current market?



After two years of strong growth and a real estate market that placed most of the power in the hands of sellers, the local real estate market as well as the market across the province, is now seeing a shift where buyers have more control of negotiations.

The market is slowly moving towards a more level playing field, and with that balanced market, buyers have more opportunities to shop around and place conditions on their offers.

During the hot seller's market of 2020 and 2021, it was common for homeowners to place their properties on the market and sell above asking with no conditions placed on offers. The market was so hot and buyer's so eager to find a place to live, that many people placed an offer on a home hoping to win the bid by money power alone.

This was great for someone wanting to sell their home, but not so great for a person wanting to move and especially difficult for first-time buyers who found themselves in a market that seemed out of reach.

The real estate market is always changing and moves in a cyclical pattern over the years.

The hot seller's market has now cooled, and as house prices level off and in some areas have gone down, your chances of being a successful buyer have increased.

There are several reasons for this shift in the dynamics of the market.

As prices increased, many people decided that they simply could not afford the payments on a house in the inflated market. On top of that, rising interest rates with several more increases expected in the coming year convinced some people that it was more logical to stay where they are rather than risk borrowing a large sum of money only to find their monthly payments would not be affordable when it was time to renew a mortgage at a higher rate.

During the pandemic, many people thought it would be a good idea to move to a new location and take advantage of a 'working from home' situation.

Now that the pandemic restrictions are over, many people are expected to return to the workplace as part of their job. This has convinced many potential buyers

...The hot seller's market has now cooled, and as house prices level off and in some areas have gone down, your chances of being a successful buyer have increased....

that a long commute and increasing gas prices are just not worth the move to a new area and they have decided to stay in their current location.

This has resulted in a shift to buyers who already live locally and are looking to buy a home in their own hometown.

With the shift to a more balanced market, buyers now have more say in negotiations when placing an offer on a house.

During the hot seller's market, homes were often sold 'as is' with no conditions accepted as part of the negotiation. With so many buyers lining up to bid, sellers did not feel the need to accept any terms or conditions on the sale.

That has changed and many buyers now can place conditions on the sale. These include home inspections as well as a clause that stipulates they will only purchase on the sale of their existing home.

The number of available properties in the region has sky-rocketed since January when that month had a record low inventory available.

The new more balanced market means buyers can take their time and avoid the bidding wars of the past two years.

As home prices stabilize and inventory increases, potential buyers can take advantage of the current market by contacting a local realtor to help them find a property that meets their wants and needs and negotiate a deal that takes into account the buyer/seller dynamic on a more even playing field.

If you are considering a move in Dufferin Country, Jerry Gould and the Gould Team can help you find the home you are looking for and make the transition to a new place as easy and stress-free as possible.

– Written by Brian Lockhart

Information provided by Jerry Gould and the Gould Team Re/Max Real Estate Centre office at 115 First Street, Orangeville. Faith, Community, Experience... It's Who We Are!
www.kissrealty.ca

THE
G**OULD**
TEAM



Kiss
YOUR HOME
goodbye!

WITH AN AWARD WINNING
LOCAL REAL ESTATE TEAM

519-217-7653

WWW.KISSREALTY.CA **RE/MAX** CENTRE
REAL ESTATE THE PROFESSIONAL



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.

The changing market in Dufferin County

It has been both a challenging and exciting time in the real estate market in Dufferin County and across the country over the past two years as many factors contributed to the cost of housing during an unprecedented era in history.

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - May			
	May, 2022	May, 2021	% Change
# of Active Listings	178	75	137.33%
# of Sales	38	89	-57.30%
Average Sale Price	\$1,191,241	\$1,020,715	16.71%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - May, 2022	Jan - May, 2021	% Change
# of Sales	244	330	-26.06%
Average Sale Price	\$1,247,502	\$1,069,144	16.68%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	178
Divided by Sales per Month	38
Months of Inventory	4.7

There is currently 4.7 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 2022 vs. May 2021

The number of active listings in Dufferin (excluding Orangeville) increased by 137.33% in May 2022 over the same month in 2021. The number of homes sold decreased by 51 homes or 57.30% in May 2022. Average sale prices increased by 16.71%.

Year to Date 2022 vs. Year to Date 2021

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 330 to 244, which is a decrease of 26.06%. Average sale prices were up by 16.68%.

As we all struggled to adapt to a situation that was beyond our immediate control, the real estate market responded to the law of supply and demand as many people decided it was time to move to a new location.

Rising housing prices due to demand, and the fact that many people suddenly found themselves working from home contributed to the shift in demographics and migration across the province which resulted in more pressure on some areas as more homeowners decided to make a move and new home buyers hoped to get into the market.

The result was an almost two-year period that saw home prices in Orangeville and the surrounding region rocket to new heights.

Many people took advantage of the situation and sold their homes for top dollar and moved on to greener pastures of their own. It was a seller's market that placed all the power in the hands of those who were placing a for-sale sign on their front lawn.

The local market has gone through a recent change over the past several months. While the market is still robust, the previous bidding wars and line-ups of potential buyers hoping to get the winning bid has cooled.

There are several reasons for this including slightly higher interest rates that can make a difference to a buyer. In addition, the recent changes in the economy have convinced some people to put off buying real estate until they see how the entire situation plays out.

The current inflation rate has resulted in many people seeing their pay cheques getting smaller and the rising price of gas has some people worried

that buying a home in a location that will require a commute to work just may not be a reasonable alternative to their current living situation.

With a cooling market, the shift in power has created a more level playing field for those hoping to buy a house.

The previous seller's market has evolved to a situation that can now be described as more of a balanced market.

In 2020 / 21, it was common for a house to be sold in just two or three days after being put on the market with a line-up of potential buyers hoping to have the top bid and win the prize.

Now, that same house will typically be up for sale for 20 to 30 days before a deal is made. At that same time, the previous situation where sellers were receiving an offer well above that of the asking price has also ebbed and negotiations now reflect a more realistic approach to placing an offer on a home based on the current market value.

This has also seen a return to 'conditions' when it comes to purchasing a property. During the height of the real estate selling boom, many properties were sold without conditions as sellers had the upper hand.

The market adjustment is not limited to Dufferin County. Most areas across the province are experiencing similar trends exponentially.

The media has largely been responsible for inciting worry in many potential buyers by hyping stories based on isolated cases that tend to skew people's views of the current real estate market and related economic worries.

This current trend in sales has created more of a balanced market where sellers and buyers share the burden of negotiations.

Your best bet when it comes to exploring the local market is to work with an experienced realtor who has been a part of the entire roller coaster ride of the past couple of years and who understands the current real estate market.

A local realtor knows the local market in terms of current prices, as well as the neighbourhoods and amenities you are hoping to enjoy when you buy a home.

While home prices are still at an all-time high, the current market is strong and buying a home is an option that is affordable if you plan correctly and do your due diligence before you begin your search.



Written by Brian Lockhart

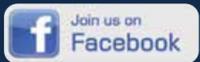


Members of the Orangeville & District Real Estate Board (ODREB) are also members of the Canadian Real Estate Association (CREA), the Ontario Real Estate Association (OREA), and the Toronto Real Estate Board (TREB), and, as such, adhere to a high standard of professional conduct and a strict Code of Ethics.

The Board fosters understanding and co-operation amongst the members resulting in enhanced professional services to the public.



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



Successful Buying & Selling with Proven Results



Hello Summer!



ARE YOU LOOKING TO BUY?

We Have Sellers with....

- Country & In Town Properties
- Almost New & Fixer Uppers
- Bungalows • Side Splits
- Commercial & Recreational Land

WWW.MCCARTHYREALTY.CA

FOR EASY ONLINE PROPERTY VIEWING & WALK THRU'S

\$ 899,000

DUNDALK



CUSTOM BUNGALOW ON LARGE LOT

- 4 Bed, 3 Bath + 2 Car Heated Garage • Mature Landscaping
- Custom & Efficient Insulated Concrete Foam Construction
- Enclosed Front Porch & Large Full Width Back Deck & Patio
- Finished Basement with Rec Room with Walk Out to Back
- Bonus 7 x 14 Hypoool Swim Spa w/ Gazebo Cover
- 2nd Garage/Workshop at Back w/ Inside Access & More!



\$ 1,999,000

AMARANTH



PRIVATE ESTATE ON 2.66 ACRE LOT

- Grand Entry into 4 Bed, 3 Bath with 4 Car Heated Garage
- Separate Outside Entry 1 Bedroom Basement Apartment
- Lg Entry Hallway, Media Room, Wet Bar & Walk Out to Deck
- Living Rm w/ Hardwd Flr, 4 Panel Bow Window & Fireplace
- Open Kitchen & Dining w/ Large Island & W/O to BBQ Deck
- Deck w/ Gazebo, Cabana Bar & Fully Fenced Inground Pool



\$ 1,399,000

SINGHAMPTON



MODERN BUNGALOW ON 1.32 TREED ACRES

- 3 Bed, 2 Bath with 2 Car Garage & Large Driveway
- Stunning Modern & New Open Concept Main Living Area
- Kitchen with Centre Island Breakfast Bar & Granite Counter
- Living Room with Cathedral Ceiling & Wall of Windows
- Primary Bed with Walk In Closet & 6pc Ensuite with Soaker
- Large Private BBQ Deck off Dining & Mature Treed Yard



Thinking of Buying or Selling? Call The McCarthy Team To Assist With All Your Real Estate Needs.

\$ 1,500,000

MELANCTHON



SPACIOUS BUNGALOW 1.40 ACRES

- Beautiful Park Like Property with Winding Creek
- 5 Bed, 3 Bath w/ 2 Car Garage w/ Inside & Back Access
- Open Concept Kitchen & Dining Rm with Breakfast Bar
- Walk Out to Raised Back Deck from Dining Room
- Finished Basement Rec Room w/ Fireplace & Walk Out
- Amazing Property Just 1 Min from Shelburne. A Must See!



\$ 2,499,999

MONO



8 ACRE RESIDENTIAL & COMMERCIAL

- 4 Bed, 2 Bath 2 Storey - Plus Separate Commercial Unit
- 942 Sq Ft One Level Apartment or Business Studio
- Main Living Room with Beamed Cathedral Ceiling
- Large Bank Barn Currently Set-up As Office / Warehouse
- Residential & Commercial Zoning on Busy Hwy 10
- Excellent Work / Live Opportunity or Income Potential



Liam Robertson Sales Representative, Anita Bentley Office Admin, Louise Watts Listing Coordinator, Marg McCarthy Broker of Record, Ralio Tanveer Sales Representative, Katie Prince Sales Representative, Megan Schaefer Representative

519.925.6948

info@mccarthyrealty.ca
www.mccarthyrealty.ca

110 Centennial Road, Shelburne, ON L9V 2Z4

MARG MCCARTHY PROFESSIONAL REAL ESTATE SERVICES INC, BROKERAGE

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



THE REAL ESTATE MARKET

Dufferin County and Area

30
YEARS
1992 - 2022

ROYAL LEPAGE
RCR Realty, Brokerage, Independently Owned & Operated.

Doug Schild, Broker
Chris Schild, Sales Representative*
(*Licensed Assistant to Doug Schild)

HELPING YOU IS WHAT WE DO.
519-941-5151

TheRealEstateMarket.com

info@therealestatemarket.com

\$999,999



SOLID BUNGALOW ON 1/2 ACRE LOT

Enjoy large yard, lots of parking & great commuter location. Main floor features 2 bedrooms, main bath, livingroom with woodburning fireplace, rear kitchen & sunroom with walkouts to yard. Access from garage to stairs and partially finished basement offering 3rd bedroom, 3 pce bath, lots of storage.

\$2,949,900



CENTURY COMMERCIAL BUILDING

Great downtown location with beautiful commercial/residential building - very well maintained and updated throughout and fully tenanted. The residential units offer a charming mix of historic charm with modern conveniences, finishes and amenities. A solid & turnkey investment opportunity offering proven income and expenses.

\$349,900



BUSINESS OPPORTUNITY

Always wanted to have your own shop? Here's your chance to step into a new business offering a 'sweet treat' - established ice cream parlour, shakes, cakes & more. Great downtown location at busy intersection with easy access for customers.

\$2,700,000



COUNTRY: PURE & SIMPLE

Outstanding parcel of land featuring 83 acres, gently rolling & sloping with about 48 acres of workable farmland & some random tile drainage. Enjoy of 2 branches of Butler Creek flowing through the property & areas of mixed bush. Something here for everyone as a farm, equestrian or personal use property.

\$799,000



OUTGROWING YOUR HOME?

Check out this 4 bedroom, 4 level backsplitted on large town lot 60' x 110'! Enjoy access to garage from foyer, main floor family room, addition at rear of spacious dining room with walkout to yard. Plus lower level recreation room.

\$1,249,900



ESSENCE OF ELEGANCE

Enjoy over 1,500 sq.ft. bungalow with convenient main floor laundry & foyer with access to garage. Bright, open concept living area, kitchen with centre island, dining area has walkout to spacious terrace with vine-covered pergola. Primary bedroom has 5 pce ensuite including separate walk-in tub. Finished basement includes nanny or in-law suite. Plus exclusive use of Watermark community centre with gym, library, games room, theatre ...

\$1,179,900



WATERMARK COMMUNITY

A great solution for empty nesters & seniors with this wonderful bungalow style home including exclusive use of the community rec centre. Featuring 2 bedrooms, 3 full bathrooms, main floor laundry with access to double garage. Foyer opens to bright, spacious living area with cathedral ceiling and walkout to rear patio with awning. Kitchen has breakfast nook & built in desk. Partially finished basement offers full bathroom and ample storage area.

\$749,900



ROOM TO ROOM

Charming home offering lots of space for your growing family. Great country kitchen with breakfast bar & picture window looking out onto the backyard. Main floor laundry, lower level family room with walkout to rear deck and huge yard. Features 4 bedrooms and two full bathrooms. Great village location, close to shops & restaurants.

Having trouble keeping pace with the ever changing real estate market?

Let us help you decide what works best for your buying & selling needs – Call us today



Proudly Supporting The Headwaters Healthcare Foundation

VISIT OUR TEAM AT WWW.THEREALESTATEMARKET.COM

MARKET UPDATE

Orangeville Statistics - May			
	May, 2022	May, 2021	% Change
# of Active Listings	86	44	95.45%
# of Homes Listed	123	95	29.47%
# of Sales	46	70	-34.29%
List Price vs. Sale Price Ratio	99%	106%	-6.60%
Average Days on Market	13	8	62.50%
Average Sale Price	\$863,642	\$784,669	10.06%

Orangeville Statistics - Year to Date			
	Jan - May, 2022	Jan - May, 2021	% Change
# of Homes Listed	502	447	12.30%
# of Sales	278	361	-22.99%
List Price vs. Sale Price Ratio	110%	108%	1.85%
Average Days on Market	8	9	-11.11%
Average Sale Price	\$980,672	\$787,112	24.59%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	86
Divided by Sales per Month	46
Months of Inventory	1.9

There is currently 1.9 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

May 2022 vs. May 2021

The number of active listings in Orangeville increased by 95.45% in May 2022 vs. May 2021. 28 more listings came on the Toronto Regional Real Estate Board in May 2022 vs. May 2021, which is an increase of 29.47%. The number of homes sold decreased by 24 homes or 34.29%. The average days on the market increased from 8 days to 13 days. Average sale prices were up by 10.06%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Orangeville, year-to-date increased from 447 to 502, which is an increase of 12.30%. The number of homes sold decreased from 361 to 278 which is a decrease of 22.99%. The average days on the market decreased from 9 to 8 days. Average sale prices were up year over year by 24.59%.

Peel - Caledon Statistics - May			
	May, 2022	May, 2021	% Change
# of Active Listings	240	178	34.83%
# of Homes Listed	264	234	12.82%
# of Sales	77	134	-42.54%
List Price vs. Sale Price Ratio	98%	101%	-2.97%
Average Days on Market	13	11	18.18%
Average Sale Price	\$1,743,139	\$1,496,215	16.50%

Peel - Caledon Statistics - Year to Date			
	Jan - May, 2022	Jan - May, 2021	% Change
# of Homes Listed	987	1,026	-3.80%
# of Sales	442	650	-32.00%
List Price vs. Sale Price Ratio	105%	103%	1.94%
Average Days on Market	12	12	0.00%
Average Sale Price	\$1,768,670	\$1,395,948	26.70%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	240
Divided by Sales per Month	77
Months of Inventory	3.1

There is currently 3.1 months of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.

May 2022 vs. May 2021

The number of active listings in Caledon increased by 34.83% in May 2022 over the same month in 2021. The number of listings that came on the Toronto Regional Real Estate Board in May 2022 vs. May 2021 increased by 30 homes or 12.82%. The number of homes sold decreased by 57 homes or 42.54%. The average days on the market increased from 11 days to 13 days. Average sale prices were up by 16.50%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Caledon, year-to-date decreased from 1,026 to 987, which is a decrease of 3.80%. The number of homes sold decreased by 208 homes or 32.00%. The average days on market remained the same at 12 days. Average sale prices were up by 26.70%.



Ask a Commercial Tenant Representative

Welcome to Ask a Commercial Tenant Representative. Let's get started by explaining what a Tenant Rep does and how they can benefit you as a commercial tenant.

WHAT IS A TENANT REPRESENTATIVE?

A Tenant Rep is a licensed commercial real estate broker or salesperson that works exclusively for the Tenant. They do not list or sell properties on behalf of Landlords, this avoids any potential for conflict of interest such as Dual Agency. This is when the listing broker which is the Landlord's representative and the Tenant's real estate agent work for the same brokerage.

HOW CAN A TENANT REP HELP ME AS A COMMERCIAL TENANT?

A Tenant Rep works on behalf of the Tenant representing their interests by guiding and advising them through the process of leasing space so your lease is an asset and not a liability; they will also help save you time and money. They are experts in the leasing process and lease documentation.

This would include:

- Helping find a suitable location that meets your criteria and budget whether you are expanding and adding a location, downsizing, upsizing, relocating or starting your first bricks and mortar location for your business.
- Check zoning and parking requirements for your use
- Demographic analysis
- Letter of Intent, Offer to Lease and Lease review and negotiation
- Helping assemble your project team
- Contacting Landlords and listing brokers on your behalf
- Qualifying locations and arranging site tours
- Guiding you through the process of leasing space or buying a property

Just think of a Tenant Rep as your outsourced real estate department that will work on your behalf to represent your best interests on an "as-needed

basis" so you can focus on your own business. By engaging a professional experienced Tenant Rep you show the landlord or listing broker that you are serious about leasing space and that you cannot be taken advantage of.

WHY WOULD YOU WORK WITH A TENANT REP?

Good question, first of all, it does not cost you anything to have a Tenant Rep search for a location and do the homework for you as they are paid a commission from the listing broker or landlord directly for finding a Tenant for their space.

Once upon a time, the MLS listings for commercial and residential real estate were a closed system that only licensed agents and brokers had access to. If you were looking for space and wanted this information you would have to hire a licensed realtor. Fast forward to today, where the general public has access to the MLS listings; pretty much everything for lease or sale will be listed on the internet on some website whether listed by a realtor or directly with landlords or developers.

Most businesses that work with a Tenant Rep simply do not have the time or expertise to go through the process on their own and they also do not want to be taken advantage of and would like to be taken seriously by Landlords and listing brokers.

It is also a good idea to level the playing field as the Landlord has professional representation and so should you!

Andy McLean holds a Fellow of the Real Estate Institute (FRI) and Certified Leasing Officer (CLO) designations through the Real Estate Institute of Canada as well as a licensed sole proprietor Broker of Record with over 30 years of experience advising and guiding commercial and healthcare tenants through the process of leasing space or buying a property.

CONTACT:
T. 416-858-7359
E. locationspecialistgta@gmail.com
W. www.tenantrep.ca



FOR SALE

316 Whitehead Crescent
RAISED BUNGALOW, 3 BEDROOMS, 2 BATHROOMS, FINISHED BASEMENT, BEAUTIFUL LOT, DIRECT ACCESS TO GARAGE, METICULOUSLY MAINTAINED, PROFESSIONALLY LANDSCAPED. CALL FOR MORE DETAILS

Call us today for step-by-step advice to buying and selling with your safety and best interests in mind.
Not intended to solicit Buyers & Sellers currently under contract with a Broker.

THE ROSE PERDUE TEAM
www.roseperdue.com

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

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

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

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

SHANNON TURNBULL
PRINCIPAL BROKER - M08002878
shannonexpert@mortgagecentre.com

An independent member of the Mortgage Centre Network

Tel: 905-951-0234
Cell: 416-985-0234
Toll Free: 888-951-0234
www.shannonturnbull.com

Cornerstone REALTY BROKERAGE

Ready for the next stage?

From search to moving day, I'll provide the best real estate experience.

Nancy Urekar
Sales Representative

519.942.9499
299 Broadway, Orangeville
Not intended to solicit buyer(s) and or seller(s) currently under contract.

BRIGHT SKYLIGHTS INC.

WE FIX SKYLIGHTS!

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

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

www.brightskylights.ca

AD

If you are reading this ad, our advertising works!

TO ADVERTISE CALL 289-221-6559



3 things to do before your next reno

(NC) No matter the size of your project, planning ahead is important to keep it on track, including a schedule and a detailed budget. Here are three important things to consider before getting started:

1 ASSEMBLE YOUR TEAM

A reno takes teamwork, so make sure you have the right people with you from the start.

For family and friends who help out, be sure to get everyone on the same page right away when it comes to responsibilities. Let any unpaid helpers decide how they want to contribute based on their interests and skillset. Plan for someone to stay on top of the plans, someone to work on any DIY projects and someone

to take care of any household disruptions that come along with a major reno.

As for professionals, if you're dealing with electrical work, make sure you have a Licensed Electrical Contracting business on your team. You can ask for their 7-digit ECRA/ESA number to confirm. They will ensure everything is kept to code and all work is completed in a way that keeps you, your family and your home safe.

2 DECIDE YOUR DIY

Some elements of a reno can be left for DIY-ing so you can exercise your creativity. You may be keen to paint cabinets with an intriguing pattern or add different handles to an older dresser for a facelift.

DIY projects can be done at any stage in the renovation process, but it's important to have a to-do list to keep you and your budget on track. Make note of materials or equipment you already have on hand

and consider tools or materials you may be able to repurpose instead of buying completely new.

3 MAP IT OUT

Visualizing the changes to your home is one of the most exciting parts of a renovation. If you're completely redesigning a room, make sure to map it out on paper. Place furniture and appliances in their ideal spots, and then consider any professional updates that may be needed to accommodate the set up. You can work with a Licensed Electrical Contracting business to help frame up the best locations for additional outlets, lighting and other electrical elements.

Renovations are worth the effort to accomplish your dream, but they do require lots of preparation. Thinking ahead to consider the right people, processes and products from the start will help make sure it all goes according to plan.

www.newscanada.com



How to update small bathroom details for big impact

(NC) Spending more time at home over the past few years has encouraged many people to reimagine how they organize their space, no matter the size.

When it comes to your bathroom, there are easy adjustments to make a big difference in how the small room is used. Here are some tips:

1 HIDE THE MYSTERY

A popular trend in home design and renovations is hidden conveniences. This means tucking away as much as possible while maintaining the function and usability of the space. Consider reorganizing your cabinets and vanity with proper storage units that keep clutter organized and out of sight.

2 MAINTAIN BOUNDARIES

Always remember that electricity and water don't mix, especially in smaller spaces like a bathroom. If you're remodelling, keep your outlets at least 500 millimetres away from the sink and bathtub to keep safe, and ensure they have ground fault circuit interrupter (GFCI) protection if within 1.5m of a sink, tub or shower.

3 REFLECT ON IT

For a space of any size, we know that adding mirrors and lighter colours can make a room feel bigger than it actually is. Upgrading with a larger mirror, or perhaps adding in another small one for décor can do wonders to make a tight squeeze feel bright and airy.

4 WARM IT UP

There are many heated additions you can apply to a bathroom beyond turning up the temperature in your bubble bath. In-floor heating or heated towel racks both offer a powerful upgrade.

If you're redoing electrical in your bathroom, whether it's new outlets or a toilet seat warmer, consider working with a Licensed Electrical Contracting business to ensure everything is done safely and that you have a certificate from the Electrical Safety Authority, known as ESA, at the completion of the work.

www.newscanada.com



The times are changing

The inevitable interest rate hikes after covid are now upon us.

THE BANK OF CANADA in its effort to keep our economy going reduced rates almost to zero. It worked as a temporary measure, but could not last forever. Historically, the median for interest rates is around 7%, so anything below that is a bargain. It was also anticipated that inflation would rise after Covid, but it is going a little faster and higher than anticipated. Acceptable inflation is 1.5 to 2.5%, today we are at 8% and rising. The bank has really only one tool to combat inflation, and that is the interest rates. We have seen them move quickly, and that will continue. We will be back in the 6% range for mortgage rates before the dust begins to settle.

The media is portraying a scenario where no one can afford their homes and will be forced to sell. They forget very quickly that the stress test was implemented to prevent this. Basically, everyone that received a 2% mortgage was stress-tested at 4%. All buyers can afford a 2% bump. Also, if rates were to move up 3% over the next 2 years, it would be in line with wage hikes to offset that. Canadians will find a way. Arrears today in Canada are less than .05% and have been so for the past decade. Very few will be forced to sell.

What usually follows high inflation and rate hikes? A recession. This also happens every decade or so and in some ways is a reset for businesses. It will force them to be more diligent, cost-effective, profit-minded, and perhaps will weed out the weaker players.

House prices have dropped to where they probably should have been anyway. Many buyers overpaid in a heated market just to get into a home. This is now over. Canada has a severe housing shortage, inventory of resale homes is still very low, and I do not expect prices to dip any more than 5%. Some areas will be worse, some will be better. Real Estate, especially for the rental market is still one of the best long-term investments you can make. Rents are going up and will continue until Canada can get caught up with new construction. That could take decades.

Overall, the higher rates are normal, the low rates were temporary. Canadians will still pay their mortgages, they will stay employed and try to fill the abundant job vacancies. They can ask for higher wages in this environment. It is nice to see normal again, but it has been a crazy 2 years.

- Provided by Dwight Trafford



The Mortgage Centre



You are more than your mortgage™

As one of Canada's longest established national broker networks, The Mortgage Centre has earned the reputation of being a quality driven organization. Our success is attributed to our loyal and professional network of franchise owners and agents. Our strength is in our people and their commitment to us further reinforces our value proposition and is the main reason why we remain at the top of a competitive Mortgage Brokerage industry.

Talk to your Mortgage Centre professional today!



Dwight Trafford 519-942-3333

Rock Capital Investments Inc.
trafford.d@mortgagecentre.com
www.ontariolenders.com
Unit #7 75 First Street, Orangeville, Ontario, L9W 2E7



Each Mortgage Centre office is independently owned and operated. Franchise/Brokerage licence: 10556

The **Chris Richie** Group

David Waters
Sales Representative

Carmela Gagliese-Scoles
Sales Representative

Sean Anderson
Broker of Record

Chris P. Richie
Broker

Dale Poremba
Sales Representative

Jennifer Unger
Sales Representative

RE/MAX

IN THE HILLS INC. BROKERAGE
Independently Owned & Operated

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

www.remoxinthehills.com

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

Our Award Winning agents have over 80 years of combined experience at your service! Caledon, Mono, Adjala and surrounding areas.

OPEN HOUSE: Saturday, July 2nd 2:00 - 4:00 pm



594131 BLIND LINE, MONO

\$1,799,900

- Motivated seller & quick closing
- Private 2.2 acres with raised brick bungalow
- Finished basement, easily fitted for an in-law suite
- Oversize 2 car garage with 13 ft ceilings, mezzanine & 220 volts
- Driveway parking for 10+
- New back patio with steel gazebo
- Just outside Orangeville & 30 minutes to Brampton



1476 CONCESSION RD. 3, ADJALA

\$1,999,000

- 13.25 acre hobby farm
- Raised bungalow with 3 bedrooms & 3 baths
- Meticulously maintained inside and out
- Family room with vaulted ceiling & fireplace
- Eat-in kitchen open to the family room
- 3 car garage & multiple outbuildings
- 3 large paddocks with run-ins



9275 10 SIDEROAD, ADJALA

\$2,749,000

- 5 acres with 3+1 bedroom, 4 bath bungalow
- Open plan living spaces including a great room
- Eat-in kitchen with sitting area & walk-out
- Lower level: bedroom, bath, rec room, office & gym
- Backyard oasis with inground pool, hot tub & fire feature
- Timber frame custom cabana
- South of Hockley Village, 45 minutes to Pearson Airport



933442 AIRPORT RD., MONO

\$4,449,000

- 99.5 acres with Toronto skyline views
- 3 bedrooms & 3 baths
- Massive bank barn, steel drive shed, shop & bunkie
- Ponds, cave & Bruce Trail just down the road
- Home & cottage all in one
- 45 minutes to Pearson Airport
- On the edge of Hockley Valley



20691 KENNEDY RD., CALEDON

\$5,999,900

- 92.84 acres, 70 of which are currently farmed
- Bungalow with 4+2 bedroom & 6 baths
- Built in 2011 with over 8,500 sq ft of living space
- Finished walk-out basement
- Open concept floor plan & soaring ceilings
- Professionally landscaped
- Ideal for multi family living



373115 6TH LINE, AMARANTH

\$6,999,000

- 57.91 acres just west of Orangeville
- Family run golf course
- 2 road frontages
- 9 full length holes with flat green fairways
- Ample parking
- Pro shop with storage area
- Ideal spot for future development



**PUTTING SOLD
SIGNS ON HOMES
FOR OVER
30+ YEARS!**

THE
**CHRIS
RICHIE**
GROUP