

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 3, ISSUE 7

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With rising inflation, is it the right time to buy a home?

(NC) Getting into the housing market has been tough across the country for years now, with high prices, bidding wars and lots of uncertainty. Now, with inflation at the highest it's been in more than 30 years, you might be wondering if you've missed your moment. Is it a good idea to get in now before rates go up any further or is it best to hold out a little longer?

While there's no one-size-fits-all answer, here is some information to help you decide.

MORTGAGE CHOICES

The kind of mortgage you choose will influence how much interest you pay on your mortgage and when you pay it. Variable-rate mortgages may have lower starting interest rates than fixed mortgages right now, and they tend to be popular when rates are more volatile or are expected to go down. Fixed-rate mortgages currently have higher rates than variable-rate mortgages, but as rates rise, the fixed rate may mean you pay less in the long run. Plus, with the fixed rate you get the additional stability of knowing the total amount you'll owe over the term so you can plan around it.

MARKET SHIFTS

Though it's far from certain, rising rates and inflation may cause some buyers to hold off on purchasing a home. In turn, this could reduce demand for real estate, which would bring down prices. While there may be some merit to this, demand has been outstripping supply for years in markets across the country, and any cooling-off period may not be significant enough to make a major difference to the cost of buying a home. In fact, according to a recent BMO survey, more than three quarters of Canadians expect housing prices to continue to increase over the next year. There may not be a straight answer on whether the market will cool and by how much, but it's a trend to keep eye on if you're considering purchasing property.

PRE-APPROVAL RATES

Getting pre-approved for a mortgage means that the lender reviews your personal information, such as your credit score, your income and your debt and tells you how much they're willing to lend you. This helps you set your house-hunting budget and gives you time to do due diligence on a property. In times of rising rates, it also means you lock in your interest rate sooner – and potentially avoid imminent hikes. Look for a bank that guarantees your rate for at least a few months.

Find more information at bmo.com/mortgage.

www.newscanada.com



www.newscanada.com

What higher interest means when buying a home

(NC) As inflation rises, many of us are adjusting our expectations of what we can afford in all areas of life. With rising interest rates accompanying this rise in inflation, you might be wondering what these changes mean for the housing market, and your current or future mortgage.

Here's what you need to know:

MORTGAGE CHOICES MATTER

Rising interest rates have a different effect on mortgage payments depending on the type of mortgage you choose. If you go for a variable-rate mortgage, in which interest on your mortgage varies based on the lending bank's prime interest

rate, your monthly payments may rise with higher interest rates. Or instead, a larger portion of your usual monthly payment may go towards interest rather than the principal.

If you opt for a fixed-rate mortgage, in which the interest rate on your mortgage stays fixed at an agreed-upon rate for an agreed-upon term, that means higher interest rates will have no effect on the amount you pay each month. These rates may be higher to begin with than with variable-rate mortgages.

PRE-APPROVAL LOCKS IN YOUR RATE

Getting pre-approved for a mortgage means you can lock in a fixed interest rate while you're house hunting. Not only does this give you an advantage in bids that happen fast, as well as give you time for due diligence on a property, it also means you can lock in the current interest rate, or sometimes even a promotional one, for a specified amount of time. Currently, the bank offering the longest Canadian mortgage rate guarantee is BMO, with their 130-day guarantee. This means that if rates go up, you'll get to keep your original low rate.

STRESS TEST BENEFITS

When you purchase a home in Canada today, you must pass a stress test to qualify for a mortgage – no matter the size of your down payment. Introduced in 2018, the stress test means that you must qualify for a mortgage at a higher rate than your lender is offering. The current minimum qualifying rate is 5.25% or the rate offered by your lender plus two per cent if that's higher than the minimum qualifying rate.

While this test may affect the amount of home you can afford to purchase, passing the mortgage stress test helps build in cushion that accounts for interest rates that might rise a point or two. Of course, it's up to you to keep that cushion accessible after purchasing your home, but the stress test can be a good reminder to be prepared for rising interest rates.

Since everyone's financial situation is unique, it's best to get personalized advice from an expert.

Find more information or connect with a mortgage specialist at bmo.com/mortgage.

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16477 WINSTON CHURCHILL BLVD., CALEDON

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- Upgraded central kitchen with gas stove, granite tops & custom cabinets
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Offered at \$999,000

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 - Lg Entry Hallway, Media Room, Wet Bar & Walk Out to Deck
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 - Deck w/ Gazebo, Cabana Bar & Fully Fenced Inground Pool

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SPACIOUS BUNGALOW ON 1.40 ACRES

- Beautiful Park Like Property with Winding Tranquil Creek
- 5 Bed, 3 Bath w/ 2 Car Garage w/ Inside & Back Access
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- 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!

\$ 950,000

SHELburnE



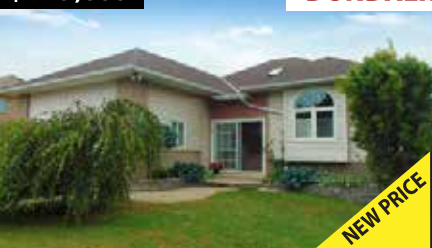
IN TOWN BUNGALOW WITH APARTMENT

- Spacious 6 Bed, 4 Bath - Inc. 2 Bed Lower Level Apartment
- Bright Open Concept Main Level w/ Hardwood Floor
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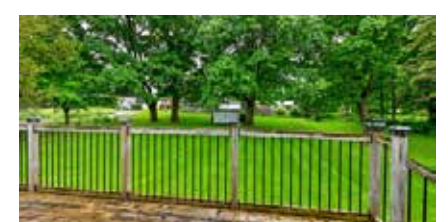
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- BEAUTIFUL BUNGALOW ON LARGE LOT**
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DUNDALK



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- Large Eat In Kitchen with Walk Out to Deck & Beautiful Yard
- Finished Rec Room with Gas Fireplace & Walk Out to Back



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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.

Changing market means sellers must adapt to the times

It has been just over two years since the real estate market, both locally and across the country, went into a super hot market that saw housing prices skyrocket and a frenzy of bidding wars with multiple offers thrown at those who placed their house up for sale.

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - June

	June, 2022	June, 2021	% Change
# of Active Listings	220	65	238.46%
# of Sales	25	76	-67.11%
Average Sale Price	\$1,079,760	\$1,159,815	-6.90%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - June, 2022	Jan - June, 2021	% Change
# of Sales	268	406	-33.99%
Average Sale Price	\$1,233,365	\$1,086,043	13.57%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	220
Divided by Sales per Month	25
Months of Inventory	8.8

There is currently 8.8 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

June 2022 vs. June 2021

The number of active listings in Dufferin (excluding Orangeville) increased by 238.46% in June 2022 over the same month in 2021. The number of homes sold decreased by 51 homes or 67.11% in June 2022. Average sale prices decreased by 6.9%.

Year to Date 2022 vs. Year to Date 2021

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 406 to 268, which is an decrease of 33.99%. Average sale prices were up by 13.57%.



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.

You will have to make sure your home is clean. It may need painting if you haven't painted for several years and you have scuff marks on the wall.

Quite often a homeowner becomes so use to small imperfections they may not even notice them anymore. That mark on the wall may seem trivial and almost invisible to you, but another person might spot it easily from across the room.

Try having your real estate agent do a walk-through to give you an honest opinion and spot the little things you can touch up to make the home more appealing.

The same attention should be given to the exterior of the home as buyers are again noticing the things that make difference in the home's curb appeal which gives the first real impression of the home.

With a buyer's market now here, or at least on the horizon, sellers must also expect to price their house according to the current market situation.

While sellers could sit back and watch the bids roll in during the previous market situation, buyers are now a lot more cautious and aren't overbidding on a property just to get into the market.

You should listen to your realtor when determining a selling price. An experienced real estate agent knows what your home should be listed at during current market conditions, and what people will be willing to pay.

As the market evolves and changes, sellers will have to roll with those changes if they want to attract potential buyers which will result in a successful transaction.

Written by Brian Lockhart



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



Products of note for Ontario Homebuyers

In Ontario and across Canada, homebuyers that meet the lending guidelines can purchase a home with only 5% down

THIS IS NOT LIMITED TO FIRST-TIME HOME BUYERS.

There are restrictions. If the purchase price is over \$500,000.00 they will need 5% of the first \$500,000.00 and 10% of the difference. The buyer is restricted to a maximum of 25-year amortization. The home has to be a home they will live in. It can be a secondary residence such as a cottage and it can be a home occupied by other family members. It cannot be a rental or investment property. The purchase price has to be under \$1,000,000.00. The property can be a duplex. Properties with 3 or 4 units require 10% down. There are minimum credit score requirements.

PURCHASE PLUS IMPROVEMENTS. Mortgage lenders can advance additional funds for improvements that meet their guidelines. Finishing a basement, installing a new kitchen or bathroom, etc., would qualify for this. The borrower's income has to support the larger amount, and the work needs to be completed before the funds are released. This is an opportunity for hymn buyers to transform a home that may not be ideal into one that is. They will have one mortgage with the extra funds rolled in one payment.

NEW TO CANADA. New Canadians that have not had the opportunity to establish a credit rating in Canada can still apply as a regular borrower. Income has to support the application, but lenders will look at alternative sources for credit such as utility bills, cell bills, rent etc.

MUNICIPAL GRANTS: Most municipalities in Ontario have grants available for homebuyers to supplement their down payment. Each municipality has their own guidelines. Information can be found by searching the homebuyer assistance program and the name of the municipality, city or county.

SELF-EMPLOYED INDIVIDUALS. Business owners can also buy with as little as 10% down, even though their taxable income does not support the application. The income being used has to be reasonable for the employment type, they have to be up to date with Revenue Canada with no taxes owing, they need to be self-employed for over 2 years, and credit has to be above average. Property has to be their principal residence, 1 or 2 units, and under \$1,000,000.00.

There are other programs for self-employed with more flexibility. They require a 20% down minimum and rates may be higher.

Energy efficiency rebates. Typically a homebuyer with 5% down will have a premium added to their mortgage of 4%. If the home has a high energy efficiency rating, there are refunds available for part of that premium. If the borrower has less than a 20% downpayment, the mortgage will be insured by either Sagen, CMHC, or Canada Guaranty. Your lender will tell you who they used. Search energy efficiency rebates and the name of the Insurer to access the rebate application.

- Provided by Dwight Trafford



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**RESALE
HOMES
COLLECTIONS**
Ask A Realtor

How have the new interest rates affected the real estate market?

After two years of a seller's market across the region and across the county, the real estate industry has seen a slow but steady shift to a market that became more balanced and is now leaning toward a situation where buyers have more negotiating power.

IN 2020 AND MOST OF 2021, it was easy to sell a property in Dufferin County.

Many sales went through after only a day or two on the market as a buying frenzy gave sellers the opportunity to receive multiple offers the day the for-sale sign went up on the front lawn.

Frustrated buyers began a process of trying to outbid other potential buyers as the inventory of properties fell to an all-time low, and there was a surge of people hoping to relocate from larger centres to smaller towns or rural areas.

The pandemic had a profound impact on local real estate as many people who began working from home

decided it was time to make a move to a smaller town as the commute to work was no longer necessary.

As pandemic restrictions eased and employers started calling people back to the office, many people realized that the dream of living in the country and working from home was over.

The market in Orangeville and Dufferin County is now getting back to pre-pandemic levels, and the amount of inventory has seen a steady increase.

This has resulted in more sales to people who are already local and want to buy property in their own hometown.

While the availability of homes has increased, there is now a fall-out situation that is occurring from the hot market of earlier in the year.

When the market was still hot, many offers were placed and accepted on homes when the prices were at their highest, with a closing date that was several months away.

During those few months, there have been significant changes in the market. Most notably, house prices have dropped, and interest rates have gone up.

With a closing date of several months after the initial offer, those changes have had a significant impact on many buyers who are suddenly facing carrying costs they weren't expecting.

Many buyers made an offer that seemed reasonable at the time, however, in the cooling market, the value of that same home may have dropped signifi-

...The market in Orangeville and Dufferin County is now getting back to pre-pandemic levels, and the amount of inventory has seen a steady increase...

cantly before they even moved in.

An appraiser from the lending institution typically makes an appraisal of a home's value at a time close to the closing date.

If the appraisal comes in lower than the offer, the buyer will now be on the hook to come up with the extra cash to make the purchase.

This places both the buyer and the seller in a tricky situation, and quite often extensions are requested as the buyer scrambles to find the extra funds to complete the transaction. This often leads to extra legal costs for the buyer as well as carrying costs to the seller who may have already placed their household belongings in a moving truck and was expecting to be moving into a new dwelling.

It can also place the seller in a difficult situation

if they made a deal on a new house with conditions that they must sell their house before completing the transaction.

The result of coming up short means that there will now be more negotiations with the lender, as well as additional legal fees as everything is sorted out – hopefully with a good conclusion.

Unfortunately, if a buyer is struggling to come up with additional finances, quite often the deal simply cannot close.

With an increase in interest rates and the cooling market, some lawyers are reporting that up to 85 percent of deals they are working on either required an extension or completely fell through.

While many buyers are frustrated at the current situation resulting from the fall-out of a hot market. It is expected that as home prices cool down and level off, buyers will be in a more favourable position as they will be able to plan a purchase based on a stable market, the interest rates at the time and when they make an offer on a property.

– 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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MARKET UPDATE

Orangeville Statistics - June

	June, 2022	June, 2021	% Change
# of Active Listings	99	41	141.46%
# of Homes Listed	93	89	4.49%
# of Sales	41	75	-45.33%
List Price vs. Sale Price Ratio	98%	104%	-5.77%
Average Days on Market	16	10	60.00%
Average Sale Price	\$900,221	\$798,023	12.81%

Orangeville Statistics - Year to Date

	Jan - June, 2022	Jan - June, 2021	% Change
# of Homes Listed	595	536	11.01%
# of Sales	319	435	-26.67%
List Price vs. Sale Price Ratio	108%	107%	0.93%
Average Days on Market	9	9	0.00%
Average Sale Price	\$970,332	\$787,631	23.20%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale 99
Divided by Sales per Month 41
Months of Inventory 2.4

There is currently 2.4 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

June 2022 vs. June 2021

The number of active listings in Orangeville increased by 141.46% in June 2022 vs. June 2021. 4 more listings came on the Toronto Regional Real Estate Board in June 2022 vs. June 2021, which is an increase of 4.49%. The number of homes sold decreased by 34 homes or 45.33%. The average days on the market increased from 10 days to 16 days. Average sale prices were up by 12.81%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Orangeville, year-to-date increased from 536 to 595, which is an increase of 11.01%. The number of homes sold decreased from 435 to 319 which is a decrease of 26.67%. The average days on the market remained the same at 9 days. Average sale prices were up year over year by 23.20%.

Peel - Caledon Statistics - June

	June, 2022	June, 2021	% Change
# of Active Listings	257	156	64.74%
# of Homes Listed	199	194	2.58%
# of Sales	58	133	-56.39%
List Price vs. Sale Price Ratio	96%	101%	-4.95%
Average Days on Market	19	13	46.15%
Average Sale Price	\$1,514,260	\$1,459,078	3.78%

Peel - Caledon Statistics - Year to Date

	Jan - June, 2022	Jan - June, 2021	% Change
# of Homes Listed	1,185	1,220	-2.87%
# of Sales	498	783	-36.40%
List Price vs. Sale Price Ratio	104%	103%	0.97%
Average Days on Market	12	12	0.00%
Average Sale Price	\$1,737,910	\$1,406,671	23.55%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale 257
Divided by Sales per Month 58
Months of Inventory 4

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

June 2022 vs. June 2021

The number of active listings in Caledon increased by 64.74% in June 2022 over the same month in 2021. The number of listings that came on the Toronto Regional Real Estate Board in June 2022 vs. June 2021 increased by 5 homes or 2.58%. The number of homes sold decreased by 75 homes or 56.39%. The average days on the market increased from 13 days to 19 days. Average sale prices were up by 3.78%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Caledon, year-to-date decreased from 1,220 to 1,185, which is a decrease of 2.87%. The number of homes sold decreased by 285 homes or 36.40%. The average days on market remained the same at 12 days. Average sale prices were up by 23.55%.

Are you Ready to Expand your Business?

You have decided you are ready to start your first bricks and mortar location or you are ready to expand and add more locations for your business, now what?

When starting a business there are many considerations and details that require your attention. Most business owners or those interested in starting a business typically do not have the time or expertise to undertake such a large project on their own without professional guidance.

It's more than just finding a location, In this article of Ask a Commercial Tenant Rep I will cover the steps to starting a business.

Prior to starting your location search, do your homework to determine your budget for your new start up, prepare your business and marketing plan and source your equipment, fixtures and supplies etc.. necessary for the operation of your business.

Once you have completed the necessary homework and you feel you are ready to start, it's time to begin.

of construction. An inspector from the city/town will visit your premises and issue the permit, in most cases on the day of inspection or shortly thereafter.

STEP 6:

During the construction period,

- Choose your IT company to set up office computers and networking.
- Choose management or other software programs and computers.
- Physical premise security set up with security company.
- Interview and hire new staff.
- Office décor, office supplies, inventory, letterhead stationary, etc... are purchased.
- Payment financing options are secured (Visa, MC, Amex, Direct Debit, third party finance company)
- Opening day planned based on construction status and equipment installation schedule.

STEP 7:

- Construction is complete, final inspection performed by city inspector.
- Equipment is delivered and installed.
- Merchandise is also delivered and all else organized in the office.
- Equipment and software training (if necessary) is done for the staff.

TIMELINE:

- Typically 8-20 weeks depending on size and scope of the project. (after receiving the building permit)

OPEN FOR BUSINESS

Note: The steps described in this article are broad based and apply to all businesses but depending on the nature of your business other steps may be necessary such as x-ray approval or licensing requirements.

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.

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STEP 1:

Find a location with the help of a commercial tenant rep.

STEP 2:

- Secure the location and offer to lease or lease from landlord or landlord's agent.
- Negotiate the lease and finalize or Agreement of Purchase and Sale in case of a property purchase.

STEP 3:

- Measure the space and do preliminary plans (store, office, warehouse, manufacturing)
- Finalize the preliminary plan and do blueprints.
- Select and purchase the equipment or fixtures needed.

STEP 4:

- Send out tenders for construction, may include cabinetry if necessary and if not buying separately.
- Select the contractor and sign construction agreement.
- Floor, paint and décor styles chosen.
- Design and order signage through sign company.

STEP 5:

- Contractor applies for all the necessary building permits and arranges for the plumbing, electrical and final inspections, sign company applies for the sign permit.
- Construction starts upon receipt of the building permit.
- Occupancy permits are given at the completion

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\$1,199,900

BEAUTIFUL VIEWS AND ROLLING HILLS

Don't miss this dream property. Rolling hills, private setting with Boyne River running thru. 12.8 Acre property located in central Mulmur. Close to skiing, hiking, and biking at Mansfield ski club and Mansfield Outdoor Centre. Excellent vantage points, At the north east portion of the property offering outstanding views to the south and east.



\$1,049,900

CHARMING COUNTRY BUNGALOW

Room to roam with this charming country property. This 1.48 Acre lot is level and open with lots of room for children and pets to play, as well as a large vegetable garden. A covered front porch welcomes you to this home that has been recently renovated throughout including new kitchen, bathrooms, beautiful engineered wood floors, updated trim, door & lighting. Featuring 3 bedrooms, 2 bathrooms. Attached double car garage has access to laundry room & access to staircase to basement.



\$999,999

EXCELLENT COMMUTER BUNGALOW

Enjoy a large 1/2 Acre lot with lots of parking, perfect for the commuter. Close to town and conservation area. Main floor features 2 bedrooms, main bath, living room with woodburning fireplace, rear kitchen and sunroom with walkouts to yard. Convenient separate entry to home via garage with staircase to partially finished basement offering 3rd bedroom, 3-piece bath and lots of storage.



\$250,000

BUSINESS OPPORTUNITY

I scream, you scream, we all scream for ICE CREAM! Here's your chance to step into a new business offering a "sweet treat". Fresh & fun ice cream parlor offering, shakes cakes and more. Amazing location in the heart of Shelburne with easy access for customers.



\$1,157,000

AMENITIES!

This lovely bungalow in the exclusive Watermark community has everything you need. The private community rec centre offers a gym, Library, games room and theatre. Hiking trails within walking distance and cross-country skiing next door. This Bright open bungalow offers a walkout from dining area to a lovely spacious terrace, main floor laundry and an in-law suite. 2+2 bedroom, 3 bathrooms.



\$2,700,000

DOWN RIGHT COUNTRY

Large Parcel of agricultural land located in central East Garafraxa Township. 83 gently rolling & sloping acres with about 48 acres of workable farmland. This property features some areas of mixed bush and 2 branches of Butlers Creeks flowing through it. Enjoy the sights and sounds of the rural life-with great long views to the west.



\$1,089,900

ACTIVE LIVING

Bright and Airy Bungalow perfect for the active senior or empty nester. This neighbourhood boasts a private community centre with Gym, Library, games room and theater. Hiking trails and Nordic ski club at your door. Featuring 2 bedrooms 3 full bathrooms, main floor laundry with access to double garage. Spacious living area with walkout to rear patio with awning.



\$1,149,900

READY TOP TO BOTTOM!

Don't delay in seeing this outstanding 4+1 bedroom home featuring beautiful gourmet kitchen with custom cabinetry, granite countertops, huge centre island, gas range & stainless steel appliances. Great open concept with dedicated private space for the whole family. Finished basement offers rec room, exercise room, lots of storage space, cold cellar & rough-in 3 pce bath. Fenced rear yard has stone patio, hot tub & covered patio.

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

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**16477 Winston Churchill Blvd.,
Caledon**

- Contemporary log home on over 6 acres of land with pond & trails
- Upgraded central kitchen with gas stove, granite tops & custom cabinets
- Great room features cathedral beamed ceilings & fireplace
- Massive fully screened deck with gazebo & outdoor sauna
- Finished basement has rec room, bedroom, gym & 4pc. bathroom
- Generac generator, water treatment system, 2.5 car garage
- 3 storage sheds, irrigation system, dog run & driveway lights

\$2,499,000



**8 Fead St. 405,
Orangeville**

- One of Orangeville's most popular buildings to live in
- 2 bedroom unit located on the 4th floor with large balcony
- End unit features a large window in the kitchen
- Includes 1 underground parking space & storage locker
- Amenities: lounge, event room, gym, game room & bike storage
- Onsite laundry facilities & fob entry to secured building
- Downsize or invest in this well maintained condominium

\$533,000



**594131 Blind Line,
Mono**

- Motivated seller & quick closing to call this your home
- Private 2.2 acres with 3+1 bedroom raised brick bungalow
- Custom built home with renovated kitchen & sunroom
- Finished basement, easily fitted for an in-law suite & extra living
- Oversize 2 car garage with 13 ft ceilings, mezzanine & 220 volts
- Driveway parking for 10+ cars & circular turn around
- New cement back patio with steel gazebo to enjoy summer days

\$1,799,900



**15 Giles Rd.,
Caledon Village**

- Elegant 2 storey brick home with 3 car garage
- Desirable section of Caledon Village on quiet cul de sac
- 9 foot main floor ceilings, hardwood floors, large eat-in kitchen
- Living room with multi sided gas fireplace & open to kitchen
- 4 spacious bedrooms & massive primary bedroom with 5 pc. ensuite
- Walk-out basement with rec room, bedroom & office
- High speed internet, natural gas & cable.

\$1,999,000



**6 Church St.,
Schomberg**

- Beautiful century home blends the best of both worlds
- Every part of this impressive 4 bedroom home has been improved
- Wiring, pot lights throughout, windows, brickwork, roof & more
- Features: wide plank pine floors, 9-9.5 ft ceilings on main level
- Main floor laundry, kitchen with granite counters & updated baths
- Located in the core area zone of Schomberg just steps to Main St.
- Permitted use list is extensive including clinic, office & restaurant
- Full of charm & character in the heart of town

\$939,000



**1476 Concession Rd. 3,
Adjala**

- 13.25 acre hobby farm just north of Highway 9
- Raised bungalow with 3 beds, 3 baths & finished basement
- Meticulously maintained inside & out including the fields
- Family room with vaulted ceiling, hardwood floors & fireplace
- Spacious eat-in kitchen is open to the family room
- 3 car garage & multiple outbuildings for storage or animals
- 3 large groomed paddocks with run-ins

\$1,999,000



**20691 Kennedy Rd.,
Caledon**

- 92.84 acres, 70 of which are currently farmed with crops
- Custom built bungalow with 4+2 bedroom & 6 baths
- Built in 2011 with over 8,500 sq ft of living space
- Finished walk-out basement with second kitchen
- Open concept floor plan with main floor soaring ceilings
- Beautiful views are enhanced with professional landscaping
- Ideal for multi family living & close to Orangeville for shopping

\$5,999,900



**9275 10 Sideroad,
Adjala**

- Bungalow on 5 private acres with 3+1 bedroom, & 4 baths
- Open plan living spaces including great room with vaulted ceiling
- Eat-in kitchen with sitting area & walk-out to oasis patio
- Primary bedroom retreat with spa like bath & walk-in closet
- Lower level: bedroom, bath, rec room, wet bar, office & gym
- Spectacular backyard with inground pool, hot tub & fire feature
- Luxury timber frame custom cabana & tree lined driveway

\$2,749,000

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