

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 3, ISSUE 10

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CENTURY 21 MILLENNIUM INC., ORANGEVILLE

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When you decide to make the biggest purchase of your life and get into the real estate market, having an experienced realtor in your corner to help guide you through the process will make your experience much less stressful knowing that you have someone who can advise you through the entire transaction.



Teodora Holom, Manager
CENTURY 21 Millennium,
Orangeville

At CENTURY 21 Millennium in Orangeville, the team of experienced and knowledgeable sales representatives knows the region, the current market trends, and the neighbourhoods that makeup Orangeville and the surrounding communities.

"We are very focused on leadership, integrity, and ethical business practices," said CENTURY 21 Millennium Orangeville Manager, Teodora Holom. "We're a Top Ten CENTURY 21 firm in Canada, and so proud that last year we ranked #19 Globally within the CENTURY 21 system, spanning 86 Countries with over 14,250 offices. IMS calls us 'outstanding' and puts our team in the top 2 per cent of the 2500+ offices they monitor on the Toronto Regional Real Estate Board. CENTURY 21 Millennium is an award-winning, full-service real estate company with five offices, in Orangeville, Brampton, Wasaga Beach, Collingwood, and Thornbury, with over 250 agents and an unmatched reputation for nurturing success."

After seven years of exciting growth in Orangeville, CENTURY 21 Millennium outgrew their original location and was excited to move to their new building at 232 Broadway. It is a highly-visible location on a main street and is designed to be bright and welcoming, with a modern design.

When you are planning on buying a property, a CENTURY 21 sales representative will guide you to finding a property suitable for your needs, within your budget, and near the amenities you require.

Every potential homeowner will have a list of wants and needs when it comes to finding a suitable place to live. A qualified CENTURY 21 sales representative can provide all the information you require when looking for a property, including nearby schools, restaurants, sports groups and clubs,

recreation facilities, and parks. They will guide you to a neighbourhood that will offer what you are looking for while making sure you aren't wasting your valuable time visiting houses or districts that are not suitable.

When you decide it's time to put your existing home on the market, a CENTURY 21 realtor will help you make the right decision when it comes to placing a value on your home. Working with current market trends and a comparison of the sales of other similar homes in the neighbourhood, they can help you determine the correct price that is fair and will get your home sold quickly.

A CENTURY 21 sale representative will also advise you on different things you can do to make your home an appealing asset to potential buyers. From sprucing up the yard, to painting a room that needs some refreshing, there are many ways to make your home a more buyer-friendly dwelling.

As the new manager at CENTURY 21 Millennium Orangeville, Teodora brings a lot of experience to the position. She is committed to continuing to carry forward the vision for the Orangeville office in supporting the realtors with success in their business and at the same time keeping the higher standards in serving their clients.

"With the challenges that our agents face today with recent market conditions, we looked for a well-rounded manager that could adapt in an ever-changing environment," said Trevor Evans, Managing Partner, CENTURY 21 Millennium Inc., of why Teodora was asked to take over the Orangeville office.

Teodora is perfect for her position as manager of a real estate firm. She graduated with a law degree in Romania before coming to Canada, where she

worked as a law clerk in a real estate office handling the real estate side of things as well as corporate and estate law.

After learning about the real estate business, she decided to make a transition and became a real estate agent, then a licensed broker.

Her work in both law and real estate means she has the experience and dedication to lead the team at CENTURY 21 Millennium Orangeville.

"As a manager, I support all the agents to be successful in their own businesses," Teodora said. "If they have a question or need guidance or advice on what they are working on – that's what we're here for."

There are 42 sales representatives at the Orangeville CENTURY 21 Millennium.

CENTURY 21 real estate agents take their commitment to their clients seriously. They are members of the community and want to support and be a part of local events and give back to the community they call home. As caring members of the community, they work with local schools through their 'Caring for Kids' program to provide clothing and a Christmas for needy children.

CENTURY 21 Millennium, is hosting a Content and Marketing Workshop, at the office on Thursday, November 10, to help agents explore the power of content marketing. This is an opportunity for realtors to network, learn valuable information about the industry, and engage with other industry professionals. (see page 3)

The CENTURY 21 Millennium Orangeville office is located at 232 Broadway in Orangeville.

– Written by Brian Lockhart

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Your guide to classic home design styles

(NC) Whether you're in the market for a new house or dreaming about a fresh space, knowing a little about classic home design styles can provide timeless inspiration for your next home upgrade.

Here's a quick breakdown of classic looks and how you can use them today:

TRADITIONAL

There's no one look to set traditional homes apart. Instead, these styles pull from several old-world inspirations to create a stately appearance. Usually faced with stone, stucco or brick, traditional home styles include classics such as Victorian, ranch-style or craftsman houses. Think familiar dormer windows, bay windows, columns and gabled roofs.

MODERN

Modern design has been highly influential. Though it applies to several decades, the term is often associated with mid-century modern designs from the 1950s and 60s – think straight lines, flat or slightly sloping roofs, open concept floorplans and simple, subtle accents in natural colours and materials.

CONTEMPORARY

This style is easy to mix up with modern, as both favour simplicity, clean lines and a connection to the natural world. But contemporary home design focuses on the future, employing of state-of-the-art and sustainable features. These homes tend to mix several materials on one structure such as smooth stone veneer on the exterior walls alongside wooden slats, metallic trim and large rectangular windows.

Home design styles like these are increasingly influencing each other, and the most alluring homes are taking enduring traditional elements and adding a contemporary spin. For instance, add the bright and light colours of contemporary design inside a

usually earthy-toned craftsman for a trendy look; opt for a classic cool Shouldice Designer Stone exterior in a jaw-dropping white to go uber-contemporary; mix materials on more traditional structures to make them feel more engaging and up to date.

You can find more information on how to use stone veneer at shouldice.ca.

www.newscanada.com



Tips for a DIY exterior makeover

(NC) Some of us adore the challenge of a do-it-yourself project, while others mainly choose DIY to save money on the latest home design trends.

An exterior update you tackle yourself is a perfect way to satisfy either itch and boost your overall curb appeal. Here's what you need to consider before you get started.

1 YOUR SKILLS

When it comes to DIY, we all have a different level of skill and ability. Be honest with yourself about your capabilities when deciding on the scope of your project. Building a new deck might be simple if you have some carpentry skills, but you might not know the first thing about designing a garden. Don't reject unfamiliar tasks if the area interests you, just make sure to plan time to educate yourself before you get started. Projects that seem complicated may be simpler than you realize.

2 YOUR SURROUNDINGS

When you're dreaming up a whole new DIY look for your exterior, work with what you have. Are there features like trees or slopes you want to highlight or need to work around? Will your landscaping ideas survive in your local climate? What's one change that would bring the whole appearance together? Perhaps it's elegant stone accents to add understated drama, or maybe it's a new mailbox or railing. Remember to look at your home from across the street to see what others will notice about your choices.

3 YOUR MATERIALS

Supplies are an important factor in any project, but for an exterior home makeover be sure to choose quality items that will stand the test of time and endure whatever the weather brings. Look for robust materials like composite decking for your back porch. Mechanically-fastened stone veneer Fusion Stone is a DIY-friendly way to get a durable, low-maintenance and stylish update for your exterior walls. Find more information at fusionstone.ca.

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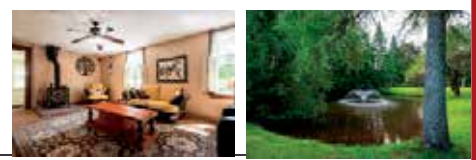


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Orangeville Office
232 Broadway

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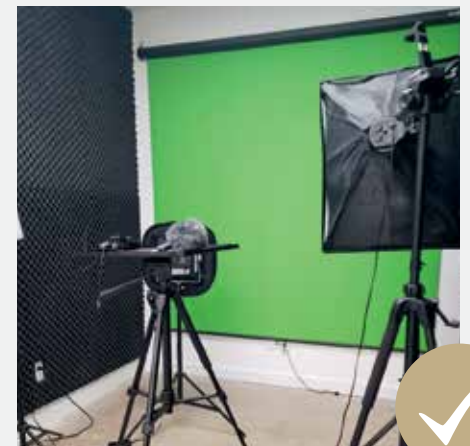
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Top tips to get your home ready for cooler weather

(NC) Did you know that air leakage can account for more than 30 per cent of your home's heat loss? This can lead to pesky drafts and higher energy bills. Luckily, making a few small changes today can save you money down the road and keep you comfortable throughout the cooler months.

Checking your home for air leaks is the best place to start, as even the tiniest gaps around your windows and doors can let energy escape. Use this simple trick: close a door or window on a piece of paper. If the paper slides out easily, draft proof with caulking or weatherstripping to seal in the heat. Doors, windows, electrical outlets, fans, vents, ceiling fixtures and attic hatches are all common culprits.

Many electricity and gas companies offer programs to help customers reduce their energy use at home. For example, the Enbridge Gas Home Winterproofing program helps income-eligible customers in Ontario cut energy use and costs with free insulation, draft-proofing and a smart thermostat, all professionally installed. Both homeowners and renters can find out if they qualify at enbridgegas.com/winterproofing.

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Choosing the right contractor for your home reno

(NC) While a renovation is an exciting opportunity to get a home update you've dreamed of, it can also be highly stressful – especially when life is already so busy with things like work or family.

Hiring a general contractor is usually one way to help relieve some stress during the process. Here are some tips to ensure you're hiring the right professional for the job.

KNOW BASIC QUESTIONS TO ASK

A contractor can help you build out a plan, understand what's within your budget, and assemble the right team to tackle the project. Before hiring, remember to ask them some questions:

- Have you completed a project like this before?
- Could you provide references for projects you've completed that are similar?
- Can you provide a written estimate for the project?
- Who will complete specialty work like electrical projects?
- Do you and your team have valid insurance?

DO YOUR HOMEWORK

If your contractor is assembling a team, make sure they are all licensed to work on your home. If your renovation includes electrical work, you need to hire a licensed electrical contracting business.

In Ontario, only a licensed electrical contracting business with an ECRA/ESA Electrical Contractor

Licence can legally do electrical work for hire. They understand the provincial electrical safety code and ensure all components are considered.

ASK FOR DOCUMENTATION

Remember to verify the contractor's references, insurance information and licence details you receive. If you're having electrical work done, when it's complete, make sure you receive all documentation of the permits taken out and an ESA Certificate of Acceptance for the electrical work. You'll need this information for insurance and resale purposes.

You can find or verify a licensed electrical contracting business in your area online at esasafe.com/contractor



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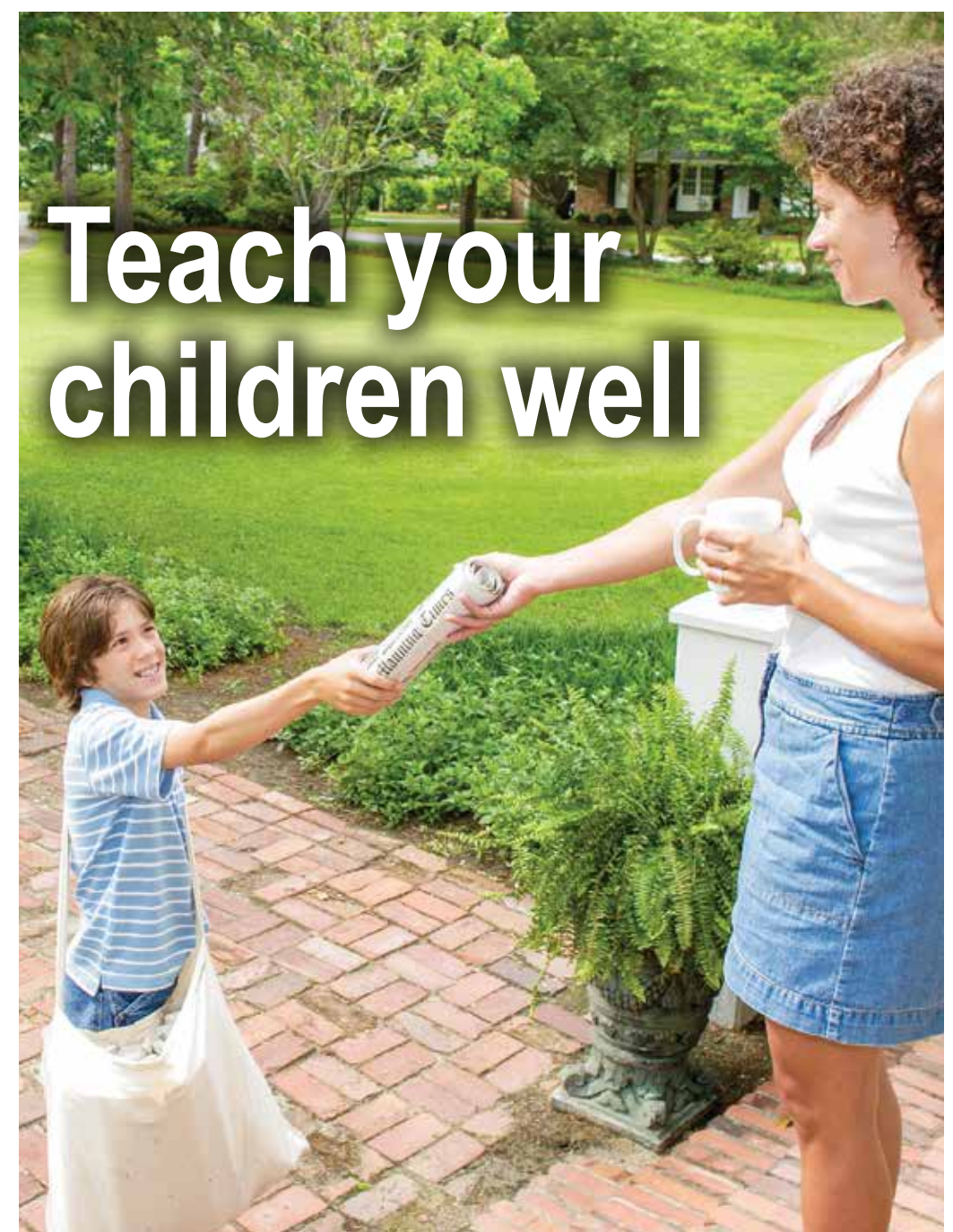
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Teach your children well

I have learned over the years that not all people are created equal.

When it comes to managing money, some are natural, and others not so much. Two children in the same family, with the same parents, can be totally different when it comes to saving or managing money. We all want to see our kids own a home early in life, and not be living week to week...

It is possible to level the playing field a little bit. Schools do not help us with this, it all falls on parents and grandparents. Here are some ideas.

Give them something to save money very early. A clear jar is best, so they can see what goes in.

Encourage them to earn small amounts of money very early. Set an example. Kids form habits as early as seven years old and they see what we do. Be careful with your money and what you spend it on.

Let them spend a little of the money from the jar so they can see what happens and learn that things do cost money and spending impacts their jar.

Pay them according to what they do at home, not an allowance but defined earnings for defined tasks. They will learn that money has to be earned.

Discourage young people from impulse buys. Teenagers tend to want to buy things when they see them, help them to think it over.

Stress the importance of giving. They will learn that money can do more than enhance their own lives, but others as well.

Teach them to be content with less. They do not always need the shiniest object. Life can be very good with an ordinary car, and money in the bank.

Set up a bank account early.

Get them saving for college early.

Teach them the pitfalls of borrowing money. Paying cash has so many long-term benefits. Buy cheaper, use your savings, and avoid loans. Loans and credit cards are what make banks billions...Banks don't need our help with this.

Set up a budget with them early. Put it in writing. Teach them about compound interest...early!!

Hopefully, your kids will not be dependent on you sooner rather than later.

– Provided by Dwight Trafford



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145 BERKSHIRE DR, ARTHUR



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**4 things you can do
this fall to prepare
your home for winter**

(NC) Now that fall is here, it's time to start thinking about getting your home ready for the colder months to come. Proper maintenance will not only ensure that your home is better protected from damage but also make sure that it provides your family with a warm and safe indoor environment when it's freezing outside. Here are four steps experts recommend:

1 CHECK YOUR FURNACE

Have your furnace serviced by a professional to confirm it is working efficiently and help extend its lifespan. It's a good idea to replace the furnace filter at the beginning of the heating season, and every one to three months afterwards. Finally, inspect the external exhaust to ensure it's not clogged with debris – a blocked furnace exhaust can lead to poorer performance and dangerous carbon monoxide buildup in your home.

2 INSPECT YOUR ROOF AND EAVESTROUGHS

A roof and exterior drainage system in good working order keeps water out of your home when rooftop snow melts. Have a professional roofing company take a look to ensure that shingles and flashing are all in place and properly sealed. Inspect eavestroughs for damage and remove leaves and other debris that may cause blockages. At ground level, check your downspouts to ensure they direct water away from the foundation walls.

3 CLEAN AND INSPECT YOUR CHIMNEY

If you have a fireplace or wood-burning stove, make sure it's ready for winter before you start using it. It is highly recommended that you have your chimney cleaned annually to remove soot and other debris that can ignite and lead to fires. You should also check for cracks, loose bricks or other kinds of deterioration. Keep in mind that if you own a newly built home, your warranty may cover some of these issues.

4 TEST SMOKE AND CARBON MONOXIDE DETECTORS

While they are a critical part of home safety all year round, your smoke and carbon monoxide detectors are even more important during winter when windows are shut and the heating is on since there's less air circulating. Take a few minutes to test them and, if necessary, replace their batteries.

You can find a monthly home maintenance checklist at Tarion.com.

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**3 home design ideas
that never go out of style**

(NC) Making design choices for your home can be enjoyable and exciting.

But as fun as following interior and exterior trends can be, it's normal to wonder if your choices will stand the test of time. Here are three ideas you can incorporate into various design styles that you won't have to regret.

1 CLEAN LINES

Whether hard edges or soft curves, clean lines are classic and will never not look good. Many of the most popular and established design styles incorporate such simple, elegant contours — from geometric art deco to sleek contemporary to stark minimalism.

Indoors, you can look for modern, low-profile furniture. If you want something a bit warmer and more inviting, incorporate some gentle curves around the home to break up those straight lines. Outdoors, take out busy landscaping and avoid added trim like gables. A simple layout and roofline speak for themselves and will hold their own in the future.

2 TINTS OF WHITE

Although all-white kitchens may be as trendy as they were a few years ago, white looks remain a great bet. White evokes a sense of calm and freshness and allows features or accessories take centre stage around the home. Cooler white tints were dominant for many years, but warmer, creamier shades of white are rising in popularity. The endless variations available in just about any material

from stone to paint ensure you'll find a white tone that works well in your space, inside or out.

3 NATURAL ELEMENTS

Colours, materials and textures from nature, such as rattan or wicker furniture, provide an inviting sense of balance and have been popular in home design for centuries. Think of wooden details in Victorian homes or the ancient Greek and Roman use of stone. Stone veneer options like Shouldice Designer Stone are a durable and practical way to achieve the a beautiful stone look. Mixing the stone with other natural materials and textures like glass, wood and metal makes for timeless yet on-trend style.

Find more information at shouldice.ca.

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MARKET UPDATE

Orangeville Statistics - September

	September, 2022	September, 2021	% Change
# of Active Listings	75	32	134.38%
# of Homes Listed	58	62	-6.45%
# of Sales	44	47	-6.38%
List Price vs. Sale Price Ratio	97%	103%	-5.83%
Average Days on Market	34	10	240.00%
Average Sale Price	\$805,770	\$756,479	6.52%

Orangeville Statistics - Year to Date

	Jan - September, 2022	Jan - September, 2021	% Change
# of Homes Listed	792	717	10.46%
# of Sales	429	591	-27.41%
List Price vs. Sale Price Ratio	106%	106%	0.00%
Average Days on Market	14	10	40.00%
Average Sale Price	\$933,676	\$786,698	18.68%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	75
Divided by Sales per Month	44
Months of Inventory	1.7

There is currently 1.7 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

September 2022 vs. September 2021

The number of active listings in Orangeville increased by 134.38% in September 2022 vs. September 2021. 4 fewer listings came on the Toronto Regional Real Estate Board in September 2022 vs. September 2021, which is an decrease of 6.45%. The number of homes sold decreased by 3 homes or 6.38%. The average days on the market increased from 10 days to 34 days. Average sale prices were up by 6.52%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Orangeville, year-to-date increased from 717 to 792, which is an increase of 10.46%. The number of homes sold decreased from 591 to 429 which is a decrease of 27.41%. The average days on the market increased by 4 days to 14 days. Average sale prices were up year over year by 18.68%.

Peel - Caledon Statistics - September

	September, 2022	September, 2021	% Change
# of Active Listings	252	109	131.19%
# of Homes Listed	156	155	0.65%
# of Sales	65	113	-42.48%
List Price vs. Sale Price Ratio	94%	102%	-7.84%
Average Days on Market	29	13	123.08%
Average Sale Price	\$1,357,725	\$1,572,087	-13.64%

Peel - Caledon Statistics - Year to Date

	Jan - September, 2022	Jan - September, 2021	% Change
# of Homes Listed	1,676	1,644	1.95%
# of Sales	660	1099	-39.95%
List Price vs. Sale Price Ratio	102%	103%	-0.97%
Average Days on Market	16	12	33.33%
Average Sale Price	\$1,638,609	\$1,431,039	14.50%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	252
Divided by Sales per Month	65
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.

September 2022 vs. September 2021

The number of active listings in Caledon increased by 131.19% in September 2022 over the same month in 2021. The number of listings that came on the Toronto Regional Real Estate Board in September 2022 vs. September 2021 increased by 1 home or 0.65%. The number of homes sold decreased by 48 homes or 42.48%. The average days on the market increased from 13 days to 29 days. Average sale prices were down by 13.64%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Caledon, year-to-date increased from 1,644 to 1,676, which is an increase of 1.95%. The number of homes sold decreased by 439 homes or 39.95%. The average days on market increased by four days to 16 days. Average sale prices were up by 14.50%.

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\$1,599,900





FALL IN LOVE!

Luxuriously finished on all levels with meticulous attention to detail, 3+2 bedrooms, 5 bathrooms. Enjoy views of the gas fireplace from the open concept kitchen, living room, and dining room. Gourmet kitchen features a walk-in pantry, built-in stainless-steel appliances, huge centre island with porcelain sink & seating. Upper-level boasts Primary bedroom with his/hers ensuite baths, built-in closets & cabinetry & separate laundry room. Bright, heated garage has vehicle lift, rollup door with glass inserts & access to mudroom.

\$419,900



A PLACE TO CALL HOME

Don't miss this centrally located condo in downtown Orangeville. Walking distance to shops, restaurants, and rec center. Bright 2 bedrooms one bathroom, quality laminate flooring. This condo also features a utility closet with ensuite laundry, and a spacious primary bedroom with semi-ensuite bath & walk-in closet.

\$734,900



MOVIN ON UP!

Downtown location with 2 underground parking spots, it doesn't get any better than this. Spacious, top floor unit with over 1500 sq.ft. on two levels. Enjoy an open balcony with gas BBQ & fantastic views to the north. Beautifully updated kitchen with lots of storage options, fridge, stove & dishwasher. Main level laundry room and huge family room/den. Upper floor has 2 primary bedroom suites with walk-in closets and full bathrooms. Don't miss out on one of the largest units available in town.

\$1,999,999



AUTUMN SPLENDOR

Enjoy being surrounded by mature trees & gardens in a private rural setting, yet close to urban amenities. This charming 4-level side-split has space for everything, 3 bedrooms, 3 bathrooms – upper-level features large primary bdrm with semi-ensuite bath. Main floor enjoys a great working kitchen with centre island, access to garage, and multiple walkouts to a large deck. Get cozy by the fire in the large family room, or retreat to the lower-level studio with wall bed, built in cabinetry & gorgeous spa inspired bathroom and sauna.

\$967,000



SUPREME BUNGALOW, IDEAL COMMUNITY

Time to downsize? Don't delay in seeing this bungalow in a charming community. Enjoy a great location, modern amenities, 2 bedrooms and 3 baths. The large foyer opens up to cathedral ceilings in the living and dining room, with walkout to south facing deck. The Kitchen showcases granite countertops, tile floor, a breakfast nook, and access to the garage via laundry room. The Watermark community is equipped with a private rec-centre and is located close to walking trails, tennis and lawn bowling.


\$999,000



FALL FOR RURAL

Fresh and bright in the country. This 3-bedroom 2-bathroom bungalow features engineered hardwood floors, newly renovated bathrooms and kitchen, quartz counter tops, stainless steel appliances, and glass tile backsplash. The attached double car garage has access to laundry and stairs to the unfinished basement. This country property has lots of outdoor space for all of your hobbies. Call today.

\$1,429,900



COZY IN CALEDON

Weekend retreat, or your rustic new home! This 3-bedroom 1 bathroom home on a charming property, with a river, forest, waterfall and pond, features 2 woodburning fireplaces and lots of natural light. It is the perfect setting for quick weekend getaways in beautiful Caledon. The 8.4 acres of this property allows lots of room for all your toys and hobbies. Book your showing today to see all the possibilities.

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

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15 Arlow Rd., Caledon

- 2 storey home with 3 bedrooms, 2 bathroom, lower level laundry
- Finished basement, 3 season sun room, family room with fireplace
- New roof, replaced windows, newer furnace, hook-up for generator
- In-ground pool with new pump, huge level grassed backyard
- 93x252 ft lot with natural gas, high speed internet & town water
- Close to parks, trails, community centre with tennis courts & conservation
- Great commuting location close to Airport Road & Highway 9

Caledon \$999,000



2 Terry St., Caledon

- Bungalow with 3 bedrooms, 2 bathrooms & open concept main level
- Eat-in kitchen open to living room, full basement for room to grow
- Covered porch, big back deck, above ground pool, playground set, room for gardens
- 26x30 foot workshop which is insulated, heated, has water, 12 ft. ceiling, 10 ft. door
- House and shop have steel roof. Hook-up for generator. Plenty of room for parking
- Perfect for contractor or at home worker with high exposure & visibility from road
- Easy access to GTA via Go pick up nearby, Highway 10 to Highway 410, Highway 9

Caledon \$1,079,000



932 Forks of the Credit Rd., Caledon

- Bungalow with 3 bedrooms, 2 bathrooms, living room, family room & dining room
- Updated kitchen with hardwood floors, lots of counter space & walk-out to side yard
- Main floor laundry & office, living room features a woodstove, updated main bath
- Primary bedroom has hardwood floors, updated 5 piece ensuite & mirrored closet
- 3 acre lot, home has cathedral ceiling, skylights, unique windows & archways
- Detached 3 car garage with full insulated 2nd level, stucco clad courtyard, greenhouse
- In the hamlet of Belfountain, short walk to skiing, hiking, conservation area & cafe

Caledon \$1,599,000



15 Giles Rd., Caledon

- 2 storey home with 4+1 bedrooms, 3 bathrooms, living room & family room
- Finished walk-out basement has 1 bedroom, rec room & exercise room or office
- Open concept eat-in kitchen/living room with walk-out to large deck & fireplace
- Main floor laundry, large dining room off the front foyer
- Primary bedroom has a walk-in closet & 5 piece ensuite bathroom
- 138 x 245 foot lot, brick & stone exterior, 9 foot ceilings on main floor, natural gas
- 3 car garage, on a cul de sac, park across the street, high speed internet

Caledon Village \$1,899,000



487394 30th Sdrd., Mono

- Bungalow with 3+1 bedroom, 3 bathrooms & main floor laundry/mud room
- Very large eat-in kitchen with island & walk-out to sunroom, updated bathrooms
- Primary bedroom has broadloom, 4 piece ensuite & closet organizers
- Walk-out lower level with a bedroom & plenty of room to create extra living space
- Windows 2010, fencing 2010, water softener & de-ionizer 2022, 16 x 32 foot drive shed
- 4.88 acres with amazing views, 2 car garage, 4 paddocks, 72 x 136 foot sand ring
- 2nd driveway to access 45 x 60 foot barn with 4 stalls, hay storage, tack area & shop

Mono \$1,549,000



174 Elizabeth St., Brampton

- level sidesplit with 3 bedrooms, 4 bathrooms & finished lower level with office
- Updated open concept kitchen/living/dining has a massive quartz top centre island
- Main floor features hardwood floors, large windows, gas fireplace & gas stove
- Upper level laundry, all 3 bedroom have updated ensuite bathrooms
- Primary bedroom has updated 5 piece ensuite, double closet & luxury vinyl flooring
- 110 x 150 foot lot backing onto green space with 2 tier massive deck & side yard
- 1.5 car garage, carport, storage shed, circular driveway which can park 7 cars

Brampton \$1,499,000



1476 Concession Rd. 3, Adjala

- Raised bungalow with 3 bedrooms, 3 bathrooms, living/family/dining rooms
- Finished basement with separate entry has a rec room, gym area, bath & storage
- Lower level has room for 2-3 bedrooms & rough in for bar or 2nd kitchen
- Eat-in kitchen combined with family room which has cathedral ceiling & a fireplace
- Gazebo, gardens, 3 large paddocks with run-ins, Quonset hut for storage, tool shed
- 13.25 acres, portion of the property is fully fenced, mostly flat land with little forest
- 3 car garage, just north of Hwy 9, house is set far back from the road with long driveway

Adjala \$1,899,000



41 Pine Ridge Rd., Erin

- Bungalow with 3+2 bedrooms, 4 bathrooms & main floor laundry on 1.4 acres
- Finished basement has 2nd kitchen, 2 bedrooms, bathroom, rec room & office
- Updated eat-in kitchen with heated porcelain floor, centre island, granite tops
- Primary bedroom features hardwood floors, walk-in closet & 7 pc. ensuite bath
- 3 fireplaces (2 wood burning, 1 gas), 4 season hot tub room with views of nature
- Multiple walk-outs to 3 decks & private yard surrounded by conservation
- Winding concrete driveway, 3.5 car garage to store all your equipment & cars

Erin \$2,299,000



8045 5th Sdrd., Everett

- 2-Storey log home with 3 bedrooms, 3 bathrooms, living room & family room
- Updated main floor laundry/mud room with access to backyard & quarts counters
- Family room has porcelain floor, wood stove, walk-out to patio, beamed ceiling
- Gourmet chef's kitchen has porcelain floor, granite countertops & centre island
- Primary bedroom with wood floor, outstanding dressing room & 5 piece ensuite
- 14.95 acres, high efficiency heat pump, windows 2010, 8'10" main floor height
- Oversize 3 car garage, dog kennel, trails, natural fed pond, just outside of Alliston

Tosorontio \$1,899,000



9275 10 Sdrd., Adjala

- Bungalow with 3+1 bedrooms, 4 bathrooms, main floor laundry & incredible great room
- Eat-in kitchen features porcelain floor, centre island & walk-out to amazing patio
- Primary bedroom has hardwood floors, 6 piece ensuite & walk-in closet
- Finished lower level with rec room, wet bar, bedroom, office, gym & bathroom
- 5 acre lot, custom inground pool, hot tub, fire features, timber frame cabana
- Custom front door, wood burning fireplace, fenced yard, security system
- 2 car garage, roof 2018, pool area 2019, furnace 2015, flooring 2016

Adjala \$2,499,500



247496 5 Sdrd., Mono

- Stone bungalow with 3+2 bedrooms, 4 bathrooms, main floor laundry & sunroom
- Eat-in kitchen has travertine floor, centre island, gas stove, walk-out to sunroom
- Living room with 15' vaulted ceiling, gas fireplace, travertine floor & pot lights
- Primary bedroom has hardwood floors, 6 piece ensuite & walk-in dressing room
- Finished basement with 2 bedrooms, family room, office, bathroom & storage rooms
- 10 acres, paved driveway, natural gas, groomed trails, 2 deck areas, gazebo & fort
- nsulated 3 car garage, shed, flagstone fire pit, roof 2022, A/C 2018, generator

Mono \$2,999,000



933442 Airport Rd., Mono

- 1.5 storey home with 3 bedrooms (1 on the main floor) & 3 bathrooms
- Eat-in kitchen with hardwood floors & granite counter tops, main floor laundry
- Primary bedroom has hardwood floors, 4 piece ensuite & walk-out to balcony
- Living/dining combo with fireplace, vaulted ceiling & hardwood floors
- Indoor sauna & hot tub, 2nd bedroom has vaulted ceiling & 3 piece ensuite
- 99 acres, views of Toronto skyline, mix of usable farmland, ponds & rolling hills
- Bank barn, drive shed, Bunkie, workshop, generator, gated driveway

Mono \$3,999,000

