

# RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON  
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Celebrating 10 Years



The Mullin Group Royal LePage RCR Realty have once again decorated their office Christmas tree with underwear. The Mullin Group accepts donations of new underwear that will be distribute to several local agencies who help people who are in transition, displaced, or struggling during the current economy.

## Show You Care with Underwear PROVIDES HELP FOR THOSE IN TRANSITION

Many people are thoughtful enough to donate coats, hats, gloves or clothing to agencies that help people that are struggling or in transition.

However, one thing that is overlooked is the need for undergarments.

The Mullin Group Royal LePage RCR Realty realized that under some circumstances when people are forced to move or leave home suddenly, or just find the cost of living rising faster than their income, underwear is something they need but may not have. They created the Show You Care with Underwear

initiative for people to drop off brand-new underwear at their office, which will then be donated to local agencies. The Mullin group has done this for the past four years.

Sheila Mullin said she came up with the idea of having people donate underwear during the holiday season after having a tour at the Choices Youth Shelter.

"At the time they explained to me that they do get a lot of donations of gently used clothing items like coats and mitts, and things like that, but the one thing they need is new packaged underwear," Sheila said. "Also, people don't use just one pair of underwear – you need several pairs. If a resident came in and was living on the street or fleeing an abusive home, they may not be arriving with anything."

The underwear is donated to Choices Youth Shelter, the Men's Shelter, and the Orangeville Foodbank.

"The reason we give to the Food Bank is because they have a good handle on who is in need, and they may not live in a shelter," Sheila explained. "They really know who is in need in the community. We thought that a lot of places have a mitten tree or a coat drive, so I thought we could hang the underwear on a Christmas tree."

The tree is in the lobby of the Mullin Group office and is decorated with underwear that has been donated by community members.

"Last year we had 1,200 pairs of men's, women, and youth, underwear donated of all different sizes. We put it out to the community that if they can come

and donate here or to the local radio station, those are the two drop-off locations we will distribute to the local agencies. You can drop off your donation here. If someone would like to donate but can't make it to this location, we're always out on the move, and we can stop by someone's house if they need that. If you would like to come in, you can just come in and drop it in the box, or they can hang it on the tree we will take their picture with our sign."

You can drop off your donation at the Mullin Group office at 685 Riddell Road, between the hours of 9:00 a.m. and 4:00 p.m., on weekdays or at FM 101 Radio at 45 Mill Street in Orangeville.

Donations are being accepted until December 16.

– Written by Brian Lockhart

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— Image by Mohamed Hassan from Pixabay

# A new normal?

The past 24 months have been exhausting for me as a mortgage broker. I imagine realtors feel the same way. A lot of real estate has changed hands, and prices went crazy.

Most sales were multiple offers, and selling prices were well over asking. This was not healthy for the consumer. Sadly, many buyers paid too much. The higher prices were offset somewhat by crazy low-interest rates. Now the real estate market has cooled, and those low rates are disappearing. The average time to sell has moved from 18 days to 33 days from Oct 2021 to Oct 2022. The ratio of sales to listings has dropped 35% in the same period. Historically a home should be on the market for 30-60 days. This allows a buyer time to make the correct decision on the most valued asset they are likely to own. Your home will take a little longer to sell today, but we are not in what is considered a normal market. The slowdown in sales has

not impacted prices as you might expect. House prices have dropped in Ontario by an average of 9%. Given the recent price increases, this is just a correction. In 1970 mortgage rates were 5%. Mortgage rates climbed quickly and would not be that low again until 2010. We have enjoyed low rates for the past 12 years, but historically, a 5% interest rate is still a bargain. The stress test was put in place by the Bank of Canada, knowing that the low rates of 2021 were not sustainable. Consumers were qualified for their mortgages based on a minimum of a 2% hike. We have surpassed that and may be looking at higher rates still. Rates will stabilize, incomes will increase, house prices will continue to increase nominally, and a normal market will help everyone. A variable-rate mortgage still gives the homeowner more flexibility. They have lower penalties, and there is always the possibility of interest rates moving back down. In a normal market, a consumer can take the time they need to source and purchase the correct home to meet their needs without the pressure of multiple offers. They also have the option of making a conditional offer to ensure the mortgage they secure fits their budget and the home passes inspections. I like the new normal.

— Provided by Dwight Trafford

# 5 tips for dealing with inflation

(NC) Four in 10 Canadians report that money is a daily concern for them, and one third of low-income Canadians admit to worrying about money almost constantly. With inflation at its highest level in more than 30 years, it's more important than ever for us to become financially literate. Here are 5 money saving tips to help keep you afloat.



**BUILD A BUDGET**  
The first step towards financial security is to create a budget that you can stick to. Your budget should track all of your income and expenses, including food, housing, transportation and entertainment. If your monthly expenses exceed your income, you'll either need to cut back on spending or find ways to bring more money in.

**CUT BACK ON FRIVOLOUS SPENDING**  
It's become a bit of a cliché to advise people to stop buying takeout coffees to save money. And it's true: with tax and tip a coffee can easily cost \$5 to \$10. But don't make yourself miserable. If that cup of java is a daily indulgence that makes you happy, look for other small ways to cut back that can add up to big savings.

**AVOID HIGH-INTEREST PAYMENTS**  
Credit cards are a handy way to pay for things and can even earn you cash back or other rewards. But the interest rate on credit cards is very high, often 20 per cent or more. And, if you don't pay off your full balance monthly, the interest is charged from the date of purchase. If you can't pay your credit card bills in full, see if you qualify for a line of credit. These have much lower interest rates so you can start paying down your debt.

**USE COUPONS**  
Using coupons is a great way to lower the cost of staple items such as groceries, diapers, personal hygiene products or to splurge on an occasional fast-food treat. In addition to the printed coupons that come in the mail or newspapers, there are numerous online resources for coupon clipping.

**SHOP ON SALE**  
Hold off on purchasing bigger ticket items until they go on sale. Most retailers have recurring sales promotions on certain items. A sales associate may be able to let you know when the next cycle will start. And make note of upcoming seasonal sale periods such as Black Friday and Cyber Monday. ABC Life Literacy Canada's Money Matters program offers free workbooks, activities and workshops to help Canadians better manage their finances. Learn more at [abcmoneymatters.ca](http://abcmoneymatters.ca).

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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.

# Choose local and benefit from area expertise



**Dufferin Real Estate Market Update**

Dufferin Statistics (excluding Orangeville) - October			
	October, 2022	October, 2021	% Change
# of Active Listings	208	59	252.54%
# of Sales	35	66	-46.97%
Average Sale Price	\$1,101,788	\$1,170,012	-5.83%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - October, 2022	Jan - October, 2020	% Change
# of Sales	380	631	-39.78%
Average Sale Price	\$1,184,026	\$1,111,353	6.54%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	208
Divided by Sales per Month	35
Months of Inventory	6

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

**October 2022 vs. October 2021**

The number of active listings in Dufferin (excluding Orangeville) increased by 252.54% in October 2022 over the same month in 2021. The number of homes sold decreased by 31 homes or 46.97% in October 2022. Average sale prices decreased by 5.83%.

**Year to Date 2022 vs. Year to Date 2021**

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 631 to 380, which is an decrease of 39.78%. Average sale prices were up by 6.54%.

When you decide it's time to put your house on the market, you have a lot of things to consider.

THERE ARE MANY REASONS people decide to move. A new job, a changing family situation, retirement, and downsizing or up-sizing are all factor into a decision to place a for-sale sign on your front lawn.

Some people like to play the market and take advantage of rising housing prices, while still others just decide they need a change of scenery and move to another location to start a new lifestyle.

When you do decide to list your house for sale, you will need to contact a reliable and reputable real estate agent to help you through the entire process, including marketing your property to the right potential buyers and determining the proper value of your home.

Housing is one of those commodities where cost is determined by whatever someone is willing to pay.

However, just because you think your home should sell for a certain price doesn't mean someone else will be willing to pay your asking price. The opposite is true in a strong seller's market, where some people might be willing to overpay just to get into the market and buy a home.

The real estate market in Orangeville and Dufferin County is currently considered a balanced market where buyers and sellers have a fairly equal amount of negotiating power.

Choosing a realtor who is local and knows the local market is an important step in the entire process.

Currently, many local people are choosing realtors from outside of the region for a variety of reasons, and most of those reasons do not benefit a potential buyer.

Of the 341 recent listings in Dufferin County, around 50 per cent were listed with realtors who are not based in the region.

That statistic remains fairly close to other towns around Orangeville.

One reason people want to work with realtors from larger centres like Toronto or Mississauga is the belief that those realtors will have access to more potential buyers, and buyers who will arrive in the region with a misguided sense of home prices in the area.

Some sellers hope that a person from an area with more expensive housing will overpay for a local property even though they think they are getting a good deal.

...Choosing a real estate agent who is knowledgeable of the area and has expertise in the local market will provide the solution to an equitable and successful transaction...

The problem with using an out-of-area realtor is that a lack of local knowledge will do a disservice to anyone hoping to buy property in another town or rural area.

Many people who have bought rural properties in Dufferin County through an out-of-town realtor have faced a reality check after moving into their new home.

While a big city realtor may be aware of things like noise from an airport or traffic congestion, they will likely not have the same knowledge of the challenges faced by those who decide to give up urban life for the serenity of the open country.

Many new rural property owners realized they weren't told all there is to know about country living. When the farmer next door decided to spread manure in the fields, and their idyllic country life of smelling the lilacs bloom takes on an entirely different sensory overload.

The same is true for in-town properties.

A house built in a certain area may be prone to flood waters at different times of the year, and a potential buyer should be aware of the challenges this will bring.

While an out-of-town realtor may not realize that a house is built on a flood plain, a local real estate agent will know that maybe this property should be avoided unless you don't mind wearing waders to put out the garbage several times each year.

Choosing a real estate agent who is knowledgeable of the area and has expertise in the local market will provide the solution to an equitable and successful transaction for everyone involved in the buying and selling process.

Written by Brian Lockhart



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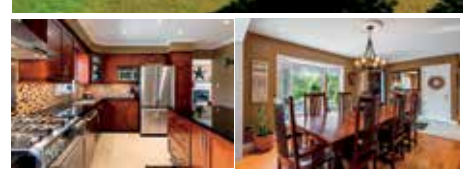


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# 5 expert tips for creating your own gallery wall

(NC) Making your home personal to you and your family can be done by simply decorating certain key areas. One way to revamp is by creating a gallery wall filled with tangible memories that you can fondly look back on. Gianmarco Bernaudo from Fujifilm Canada offers these five expert tips for making a perfect gallery wall right at home:

**1 FIND A THEME** To make your wall more aesthetically pleasing, identify elements that you want to showcase, like a subject matter or a specific colour palette. You can try looking at online mood boards for inspiration.

**2 PICK THE SPOT** An important planning step is to identify the square footage you have to work with. Think about the corners and spaces in your home and ensure that the frames or images you choose fit within the area you select.

**3 PRINT YOUR PICS** Once you select the space and theme, it's time to start printing. Look for user-friendly printing services, so you can order online from the comfort of your own home.

**4 MAP YOUR ARRANGEMENT** Before you start putting up the photos, test your design on the floor to pick the best layout. You can use the printed photos to try out various configurations.

**5 ADD AN EXTRA SPARK** Think about adding some non-photo elements like hanging plants, typography or a mirror to create a personalized atmosphere. More tips on photo printing and creating gallery walls are available at [fujifilmprintlife.ca](http://fujifilmprintlife.ca)

[www.newscanada.com](http://www.newscanada.com)

## CREATE THE ULTIMATE GAMING SETUP

(NC) As the weather gets colder and we spend more time indoors, it's the perfect time to hunker down for some gaming.

Whether you're into first-person action games or just love an invigorating online chess match, get your hands on the right tech gear to create the best at-home gaming experience. Here are some important considerations to help you stay comfortable and have a great time:

**SURROUND-SOUND SPEAKERS:** Going from your laptop speakers to full surround-sound makes a huge difference. For the best set-up, strategically position your speakers both in front and behind you to create an immersive experience. Just be conscious to not interrupt any neighbours or other household members!

**A QUALITY HEADSET:** That awesome surround sound can also be enjoyed by you alone. Top-level headphones will ensure you still get the same sound quality without having neighbours bang on your walls at 2 a.m., and a hands-free microphone can give you more control.

**THE RIGHT KEYBOARD AND MOUSE:** While these aren't a requirement for all games, some work best when paired with a specialty gaming keyboard and mouse. Not only do these gadgets make it easier for you to use hotkeys, they can also be better for your wrists and hands when playing for hours on end.

**A COMFORTABLE CHAIR:** Settle in for hours of fun without the back or arm stiffness. Find something that has adjustable controls so you can game with your feet flat on the floor or on a footrest and your elbows at 90 degrees.

**A WIDE-SCREEN GAMING MONITOR:** The best gaming experiences are the ones that immerse you in the game world and have you feeling like you're part of the action. The LG UltraGear monitor is specifically built for gaming, delivering high picture quality and colour contrast without tearing or shuttering, with VESA Certified AdaptiveSync and HDMI ports that enables multi-console connectivity.

Now that you've got the setup, there's only one question left: what game will you load up first?

For more information on finding the best monitor for your home gaming experience, visit [lg.ca](http://lg.ca).

[www.newscanada.com](http://www.newscanada.com)



## How to prevent snow and ice damage to your home

By: Desjardins Agent John Brown

Winter can be hard on our homes—snow and ice buildup can do serious damage. Here are some tips that may help your home during the cold season.

### Snow and ice buildup on the roof

Canadian homes are typically designed to withstand the harsh winter. But snow and ice can easily build up and all that extra weight can damage your roof.

**Clear snow and ice off the roof.** Don't let snow and ice build up. Clear the roof before you get 2 feet (about 70 cm) of snow or 2 inches (about 5 cm) of ice.

**Remove snow safely.** When you remove snow, try to leave at least a few inches of snow on the roof to avoid damaging the shingles. Improper snow removal could damage your roofing material, which may not be covered by your home insurance.

**If you do it yourself, take care.** Don't climb on the roof. Work from the ground using a roof rake with a telescopic handle. Keep your tools well away from hydro cables.

**Call in the pros.** If the job is too big or if you need to remove a lot of ice, hire a professional with the right equipment and knowledge of safety procedures.

**Check for signs of water seepage.** Be on the lookout for signs that water is seeping through the roof. Check the ceiling and walls on the top floor of your house for:

- Water stains or rings
- Blistering
- Water droplets

Check for signs of structural damage

- Cracks on indoor walls
- Interior doors that start to stick, rub or not close properly
- Warped ceilings
- Unusual structural creaking

If you're worried about the risk of water seepage or the buildup of snow and ice on the roof, consult a building expert to prevent further damage.

### Ice dams

Icicles hanging from the eavestrough can be a sign of a potentially serious problem—ice dams. An ice dam is a ridge of ice that forms at the edges of a sloped roof. If there's an ice dam, it stops melting snow from draining off, which can cause water to pool on your roof and seep into your home.

**What causes ice dams?** If your attic is poorly insulated, heat from the house rises and melts the snow on the roof. The melting snow then flows down to the lowest part of the roof where it freezes—creating an ice dam.

**How to prevent ice dams?** Make sure your attic is well insulated to keep the heat inside and stop it from escaping through the roof.

- Inspect the attic and seal any openings that could let warm air from your home escape into the attic. Add batting to fill any spaces.
- Make sure the attic is well-ventilated and cool, so any snow on the roof will be less likely to melt and create ice dams.
- Regularly check the edges of your roof for telltale icicles that could be a sign of ice dams.

### Other parts of your home

**Stairs, doors and balconies.** Remove snow or ice right away. Remember to be thorough—especially if they're used as emergency exits.

**Temporary carports.** Temporary carports can't withstand excessive snow and ice buildup, so it's important to clear them regularly. They can collapse under the weight of snow, so try to work from the outside rather than the inside when removing snow.

**Oil and gas appliances.** Make sure there's adequate clearance around tanks and pipes and that they're easily accessible and protected should snow and ice fall from the roof.

Want to ensure your home has the right insurance to properly protect it? Give me a call – and, for more helpful prevention tips, visit [desjardinsagents.com/customer-care/blog](http://desjardinsagents.com/customer-care/blog).



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Erin Rexall Drugstore	123 Main St.	Erin
Foodland - Caledon East	15771 Airport Rd. #4A	Caledon East
OK Convenience Store & Gas	15977 Airport Rd., Caledon East	Caledon East
Subway Caledon		Caledon Village
Zehrs - Bolton	487 Queen St. S	Bolton
Food Basics - Bolton	301 Queen St. S	Bolton
Jus Jus - Bolton	19 Queen St. N	Bolton

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



# Expert tips to update your kitchen on a budget

(NC) Did you know that improvements to the kitchen add more value to a home than in any other room? Updating an interior as a savvy investor doesn't have to break your budget. Try these efficient, effective kitchen upgrades:

### PUT UP WINDOW TREATMENTS

They're not too expensive and don't take much skill to install, but they add a feeling of comfort and

versatility to the space. You want the people to feel at home in your kitchen, and when they picture how they'd set the blinds, they're already putting themselves there. Take some thought as to the material and tone. Your shades are not the place for an accent colour. Match a mid-tone in your existing colour scheme for the best results.

### SWITCH TO OPEN SHELVES

While having your kitchenware displayed on open shelving doesn't automatically help prospects imagine themselves using the kitchen, open shelving does something just as good. It's memorable, striking and fashionable. A buyer may well be considering the upgrade themselves, and being saved the work can potentially translate into an easier sale.

### INSTALL A NEW FAUCET

It's such an everyday object that we always don't think about it much, but a kitchen's faucet is one of the first places the eye lands on as someone enters the room. Make a good first impression by simply swapping it out for a fresh one. A flowing, statuesque design will catch the eye while conveying high value. Consider modern features like Touch2O, that lets the faucet turn on with a simple tap anywhere on it. A faucet with a Lumicoat finish will resist mineral buildup, keeping up an effortlessly shining display.

Find more information at [deltafaucet.ca](http://deltafaucet.ca).

## A clean home for a calm mind

(NC) Cleaning gets a bit of a bad rap, but it has substantial benefits, like getting us physically active, reducing stress and removing harmful dust and allergens from the air we breathe.

And it doesn't have to feel like a chore. Gone are the days of awkwardly swinging a broom under a couch or behind a bed to get at the dust bunnies. Now, cleaning tools are made to work with us, using technology to make our lives a little easier.

Take a vacuum like the LG CordZero all-in-one cordless stick vacuum for example. Its auto-emptying dust bin cleans out the dust bin for you, so you can keep your hands clean and have an empty dust bin ready to go the next time you need to clean.

Add in air purifiers, fog-resistant mirrors and pop-in toilet scrubbers, and cleaning suddenly becomes a lot more manageable.

Look around after a deep clean and take stock of how you're feeling. Hopefully, it's accomplished and motivated, so you have more time to do the things you love.

A mess in your space can mess with your mind. Find more information on tools to make cleaning easier, at [lg.ca](http://lg.ca)

[www.newscanada.com](http://www.newscanada.com)



[www.newscanada.com](http://www.newscanada.com)

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**MARKET UPDATE**

**Orangeville Statistics - October**

	October, 2022	October, 2021	% Change
# of Active Listings	71	24	195.83%
# of Homes Listed	48	51	-5.88%
# of Sales	26	52	-50.00%
List Price vs. Sale Price Ratio	97%	105%	-7.62%
Average Days on Market	33	12	175.00%
Average Sale Price	\$783,615	\$843,894	-7.14%

**Orangeville Statistics - Year to Date**

	Jan - October, 2022	Jan - October, 2021	% Change
# of Homes Listed	840	768	9.38%
# of Sales	454	643	-29.39%
List Price vs. Sale Price Ratio	105%	106%	-0.94%
Average Days on Market	15	10	50.00%
Average Sale Price	\$925,178	\$791,324	16.92%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	71
Divided by Sales per Month	26
Months of Inventory	2.7

**There is currently 2.7 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.**

**October 2022 vs. October 2021**  
The number of active listings in Orangeville increased by 195.83% in October 2022 vs. October 2021. 3 fewer listings came on the Toronto Regional Real Estate Board in October 2022 vs. October 2021, which is a decrease of 5.88%. The number of homes sold decreased by 26 homes or 50%. The average days on the market increased from 12 days to 33 days. Average sale prices were down by 7.14%.

**Year to Date 2022 vs. Year to Date 2021**  
The number of homes listed in Orangeville, year-to-date increased from 768 to 840, which is an increase of 9.38%. The number of homes sold decreased from 643 to 454 which is a decrease of 29.39%. The average days on the market increased by 5 days to 15 days. Average sale prices were up year over year by 16.92%.

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**Peel - Caledon Statistics - October**

	October, 2022	October, 2021	% Change
# of Active Listings	229	97	136.08%
# of Homes Listed	149	130	14.62%
# of Sales	52	98	-46.94%
List Price vs. Sale Price Ratio	90%	105%	-14.29%
Average Days on Market	30	14	114.29%
Average Sale Price	\$1,709,975	\$1,560,460	9.58%

**Peel - Caledon Statistics - Year to Date**

	Jan - October, 2022	Jan - October, 2021	% Change
# of Homes Listed	1,825	1,774	2.87%
# of Sales	712	1197	-40.52%
List Price vs. Sale Price Ratio	101%	103%	-1.94%
Average Days on Market	17	12	41.67%
Average Sale Price	\$1,643,744	\$1,441,635	14.02%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	229
Divided by Sales per Month	52
Months of Inventory	4.4

**There is currently 4.4 months of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.**

**October 2022 vs. October 2021**  
The number of active listings in Caledon increased by 136.08% in October 2022 over the same month in 2021. The number of listings that came on the Toronto Regional Real Estate Board in October 2022 vs. October 2021 increased by 19 homes or 14.62%. The number of homes sold decreased by 46 homes or 46.94%. The average days on the market increased from 14 days to 30 days. Average sale prices were up by 9.58%.

**Year to Date 2022 vs. Year to Date 2021**  
The number of homes listed in Caledon, year-to-date increased from 1,774 to 1,825, which is an increase of 2.87%. The number of homes sold decreased by 485 homes or 40.52%. The average days on market increased by five days to 17 days. Average sale prices were up by 14.02%.





# THE REAL ESTATE MARKET

Dufferin County and Area




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

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\$999,000

**COMIN' HOME COUNTRY**

Enjoy sipping your morning coffee by the cozy light of the woodstove, in this newly renovated bungalow. Country roads lead to this delightful 3-bedroom 2-bathroom home with attached 2 car garage on 1.48 acres. Freshly renovated with engineered hardwood floors, quartz counter tops and glass tile backsplash in the kitchen. You'll love the extra space outdoors for all your toys and hobbies.



\$2,450 MONTHLY

**FOR RENT**

Charming Home for rent located on a mature, maple tree-lined street in Shelburne. Lots of room outside with a large backyard, driveway and shed. The home has 2 bedrooms with updated laminate floors and a 4-piece bathroom. The main floor features a spacious kitchen with tile floor and convenient washer and dryer tucked away in oak cabinetry. \$2,450 Plus utilities, book your showing before it's gone!



\$1,599,900

**MUST SEE**

You'll love entertaining in the open concept living room with gas fireplace, kitchen with a huge center island, and dining room with walk-out to wrap around deck. The primary bedroom features dual ensuites. Enjoy working in the heated garage, equipped with a vehicle lift, perfect for the car enthusiast/hobbyist. Book a showing to see all the fine details of this custom-built home.



\$1,349,900

**FOREST, WATERFALL & POND OH MY!**

Follow the winding driveway leading to a barn/workshop and quaint bungalow. An amazing 8.4 acres with a river running thru, a cascading waterfall, and pond, this property has so much potential. The bungalow features 2 woodburning fire places for cozy winter nights, a bright kitchen, 3 bedrooms and 1 bath.



\$734,900

**DOWNTOWN LIVING**

Lovely large condo in a quiet building. Enjoy 2 levels of space in this well-maintained condo. The balcony and full-length windows give lots of natural light to the main floor living room and kitchen. This condo features 2 primary bedroom suites, a huge main floor family room/den, and even a separate laundry room. Plenty of room for all your seasonal items with storage in the unit as well as a storage locker. Don't miss out on one of the largest units available in town, complete with 2 underground parking spaces.



Located on a quiet crescent & great neighbourhood, this home offers lots of living space on both levels + double car garage. Bright, spacious foyer features a Palladian window & leads to living and dining rooms. Beautiful rear kitchen is open to family room with walkout to spacious, private rear deck. Kitchen features gas range, loads of counter & cabinet space plus pantry. Primary bedroom enjoys updated ensuite bath & walk-in closet.



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.

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

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**308414 Hockley Rd., Mono**

- 6 acres with 792 feet of road frontage in the heart of Hockley Valley
- Create your dream country getaway on this stunning property
- Over 1.5 acres have been carved out & manicured with lawns & gardens
- 2 driveway entrances which lead to the cottage or the detached 20x40 ft. shop
- Amazing trails wind through the mixed forest, past a pond & over a stream
- Freshly laid & sealed crushed asphalt driveway and extra storage shed
- Across the street from Schitt's Creek Motel, a minutes drive to Hockley Store

**Mono \$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, room for gardens and playground set
- 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**



**17 Madill Dr., Mono**

- Raised bungalow with 3+3 bedrooms, 3 bathrooms & office on main level
- Finished basement has 3 bedrooms, 1 bath & a rec room with a gas fireplace
- Main floor laundry with access to garage, updated main bath with soaker tub
- Primary bedroom has hardwood floors & ensuite, eat-in kitchen with w-out to deck
- 121 x 249 foot lot, private treed perimeter, brick exterior, storage shed
- 2 car garage, hard top gazebo, fire pit area, front porch with composite boards
- In the hamlet of Camilla just outside of Orangeville

**Mono \$1,155,000**



**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 bedrooms, 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**

- 3 level sideplit with 3 bedrooms, 4 bathrooms & finished lower with office & family room
- 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 \$1,399,000**



**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 & quartz 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

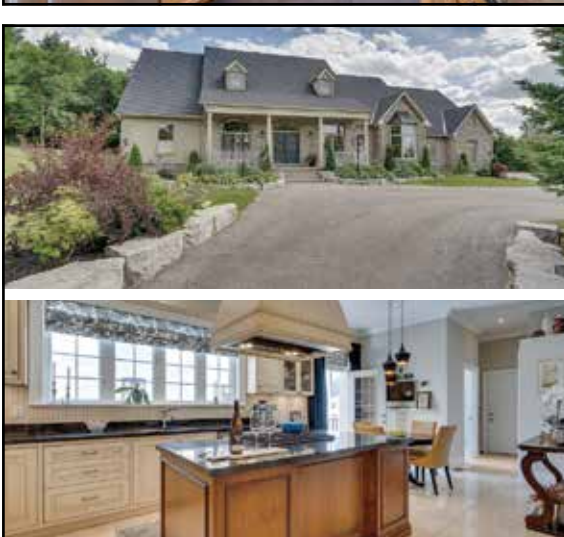
**Tosorontio \$1,899,000**



**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

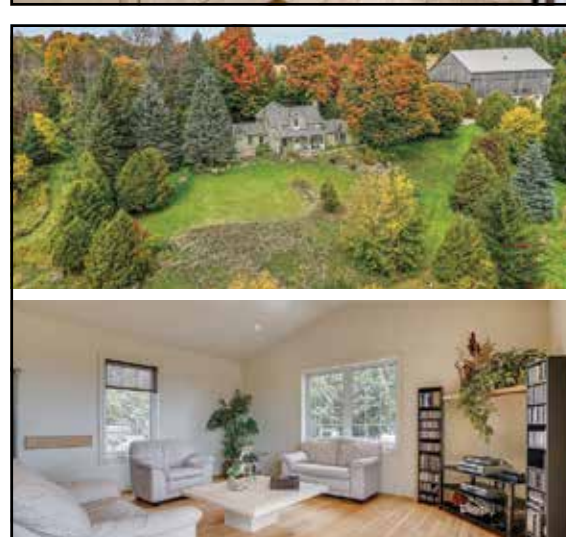
**Adjala \$2,499,500**



**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
- Insulated 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**