

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
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Celebrating 10 Years

Local Realtors give back to the community during the *Holiday Season*

The holiday season is a time for visiting family and friends and giving gifts to those closest to you.

It is also a time for extending that giving spirit, and contributing to those who are in need and facing challenges.

Local realtors remember the past year and thank the community that supports them by giving back to local charities and organizations that support those needing help during the holidays.

Many real estate offices contribute to worthy causes throughout the year. However, the holiday season inspires them and many of their clients to take part in extra initiatives to help those in need by taking part in various projects and programs to provide a happy holiday season for everyone.

Walkinshaw Partners Real Estate contributes to the community all year round through various programs and initiatives.

During the Christmas season, they host an annual client appreciation party and ask people to contribute new unwrapped toys that will be distributed through

the Salvation Army's Toys for Tots program.

In addition to their holiday giving, Walkinshaw Partners continues to contribute to the community in various ways throughout the year and encourages other small businesses to recognize that their success comes from the support of the community and asks them to also giveback and support charitable organizations.

The Mullin Group Team at Royal LePage Real Estate in Orangeville has created a unique but very important holiday tradition.

After touring Choices Youth Shelter, team lead, Sheila Mullin realized that many individuals arrive at shelters with no supplies and just the clothes on their back.

The Mullin Group hosts the 'Show You Care With Underwear' initiative that encourages people to donate new underwear that will be distributed and help those that are in a transitional phase of life.

It has proved to be very successful and fills a need that most people take for granted.

The Jerry Gould Team at the RE/MAX Centre is going into the Christmas season with optimism for a new year filled with promise and prosperity.

The Gould Team is taking-part in the Senior Santa Stockings for Dufferin County program.

The program fills stockings with needed items that will be delivered to seniors in the region to help make their Christmas a little brighter. The Team receives donations at their office which will then be given to organizers and distributed to seniors at retirement homes, nursing homes, and some who live on-their-own.

At the Marg McCarthy Realty Brokerage in Shelburne, they have a philosophy of 'improving lives every day,' and with that thought they go the extra mile during the holiday season.

Staff help with sorting and distribution at the Shelburne Food Bank, so people who need help with everyday necessities are taken care of.

They also turn their office into a drop-off centre for the Shelburne Hamper Program, where people can drop off needed items to be distributed during Christmas. A Christmas tree in the lobby, called 'The Giving Tree', is decorated with envelopes for financial donations that go toward the Hamper Program.

For the Stockings for Seniors program, staff accept donations of needed items and small gifts for seniors

in local retirement homes, nursing homes, and those living alone who may not have family in the area.

Century 21 Millennium hosts several fundraising efforts throughout the year.

During the Christmas season, they make a special effort to give back to the community. The staff presented a financial donation to two local schools that will help families struggling under the weight of the recession as well as the fallout of the pandemic.

The money raised is distributed to local families associated with the schools to help with basics like food, as well as to make sure the kids receive a present under the tree this Christmas.

Local realtors appreciate the support they receive from the community throughout the year and are also people who live, work, and shop in the area.

During the Christmas season, they make an extra effort to give back to that community through many initiatives that support local residents and worthy causes and charities, to make the holiday season a happy time for everyone.

— Written by Brian Lockhart

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Walkinshaw Partners Real Estate *gives back* to the community on many levels

“I would openly challenge other small business operators to recognize that their success comes from our amazing community and in turn, we have a responsibility to look after the people in our community and the charitable organizations that need some help,” explained John Walkinshaw, of Walkinshaw Partners Real Estate, of why he and his team spend so much money, time, and effort, to help many organizations in the region, and beyond. “I think our community is worth supporting, and I encourage other people to give of their time as well.”

While John and his team put out an extra effort during the holiday season, their endeavours continue through the entire year with involvement in several local organizations as well as initiatives that go beyond our borders. They contribute considerably to an organization called “New Story,” which builds new homes for people in countries that have been ravaged by war or natural disasters. John and his team contributed enough to build a couple of houses each year. When the Christmas season approaches, Walkinshaw Partners hosts a Christmas party for clients at a tree farm

where they experience many Christmas traditions. “We do ask that people bring unwrapped gifts for the Salvation Army’s Toys for Tots program,” John explained. “Every year we donate hundreds of toys to the Salvation Army’s funds. The idea is people will be socially responsible and bring a gift and give back as part of that event.” The Partners sponsor a hockey team in the community, along with other organizations like the Headwaters Health Care Centre and Youth Unlimited, which operates The Door youth centres in Orangeville and other towns in Ontario.

...I think our community is worth supporting, and I encourage other people to give of their time as well...

They are involved with and give to the Compass Run that is held in Orangeville every year with the proceeds going to the Orangeville Food Bank. While monetary giving is important, John also stresses the fact that volunteering is a huge part of giving back to the community. He volunteers his time to help several organizations in a variety of different ways. He has been a long-standing board member of his church as well as a member of the Youth Unlimited board for more than 25 years, and he is currently the Board Chair. “There are many organizations that require money, obviously, but often they just need some extra hands,” John said. “Whether it’s grabbing the end of a couch and moving it for a new refugee that is arriving soon, or helping with their books or doing some fundraising for them, or helping with business prowess they may not have.” Walkinshaw Partners work as a team to get this all accomplished.

“My daughters, Carley and Laura are partnered with me in operating and running these events, and working on the teams and fundraising events that we do,” John explained. “We work with a couple of organizations that work with newcomer refugees and build up some funds to bring them here and get them situated. We hope to inspire other people to think, ‘maybe I should give a percentage of my sales,’ or whatever they choose to do. One-time gifts are great, but re-occurring gifts are how you can really make a significant impact.” The team at Walkinshaw Partners Real Estate chose to give back to the community that supports them, not only during the holiday season but all year around.

– Written by Brian Lockhart



ONE SOLITARY LIFE

He was born in an obscure village
The child of a peasant woman
He grew up in another obscure village
Where he worked in a carpenter shop
Until he was thirty
He never wrote a book
He never held an office
He never went to college
He never visited a big city
He never travelled more than two hundred miles
From the place where he was born
He did none of the things
Usually associated with greatness
He had no credentials but himself
He was only thirty three
His friends ran away
One of them denied him
He was turned over to his enemies
And went through the mockery of a trial
He was nailed to a cross between two thieves
While dying, his executioners gambled for his clothing
The only property he had on earth
When he was dead
He was laid in a borrowed grave
Through the pity of a friend

Nineteen centuries have come and gone
And today Jesus is the central figure of the human race
And the leader of mankind’s progress

All the armies that have ever marched
All the navies that have ever sailed
All the parliaments that have ever sat
All the kings that ever reigned put together
Have not affected the life of mankind on earth
As powerfully as that one solitary life

Dr James Allan © 1926.

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Century 21 Millennium visited St. Peter Elementary School in Orangeville to make a donation that will help several families with children who attend the school. The donation is part of an annual fundraiser the local real estate company does every year. Century 21 Millennium Manager, Teodora Holom, along with Century 21 staff and realtors make the presentation to St. Peter Principal Liz Branco on Wednesday, December 8.



CENTURY 21 MILLENNIUM *gives back to the community that supports them*

As the holiday season approaches, many businesses and organizations put out an extra effort to give back to the community that supports them throughout the year.

CENTURY 21 MILLENNIUM takes an active part in helping individuals and families who may be struggling through the holidays by donating funds that can help buy food, as well as toys and other gifts that will make the Christmas season a little brighter and provide a little joy to local residents.

Century 21 Millennium donated a total of \$5,350 to two local schools, St. Peter Elementary School and Parkinson Centennial Public in Orangeville, that will be given to several families with children attending those schools who may need a little help this holiday season. Guidance councillors at the schools are in touch with those families and know who can use some help this year.

The donation from Century 21 Millennium is part of an annual fundraiser the Real Estate Brokerage created 25 years ago.

The team at Century 21 Millennium Orangeville visited the schools in person this year along with their elves to spread the Christmas spirit and visit with the children. The team enjoyed meeting the kids and school staff and seeing the smiles on their faces.

Each deserving family will receive \$250 for food and an additional \$200 for each child for necessities. The Century 21 Millennium team would like to thank Principal Paul Huddleston, at Parkinson Centennial Public School, and Principal Liz Branco, at St. Peter Elementary School for their support and cooperation.

This year, Century 21 Millennium as a company, raised just over \$36,000 across its five offices and supported over 100 families. The company has offices in Brampton, Wasaga Beach, Collingwood, Thornbury, and Orangeville, with over 220 real estate agents.

All of the agents at Century 21 Millennium put money into a pool for the holiday fundraiser, and the brokerage matches the pooled funds to double the community impact. The agents at the Orangeville office are mostly to thank for the local donation of \$5,350.

It's the agents who make it possible. As real estate professionals, it's important for agents to support the community they live and work in. Apart from the

holiday donation, Century 21 Millennium runs another annual fundraiser, which supports the children at Easter Seals Ontario. Easter Seals supports children with lifelong physical disabilities, as well as their families.

Families of children with physical limitations face tremendous financial and emotional strain and turn to Easter Seals for support. The business has been involved in the fundraiser for over 20 years, which entails holding friendly hockey matches with former NHL superstars.

This year the Collingwood Celebrity Hockey Classics Gala Dinner and Tournament was held in Collingwood. Over \$100,000 was raised for Easter Seals.

The owners and management at Century 21 Millennium would like to thank all of their agents for their generosity with the recent holiday donation and support for other initiatives at the office throughout the year.

Anyone who would like to learn more about Century 21 Millennium can visit their website: millennium.c21.ca or call the Orangeville office at 519-940-2100.

They can also be reached through email at orangeville@c21m.ca or via their Facebook Page, titled "Century 21 Millennium Orangeville".

— Written by Brian Lockhart



Staff and realtors from Century 21 Millennium in Orangeville visit Parkinson Centennial Public School in Orangeville on December 8, to make a donation from their fundraising efforts. The donation will help several families associated with the school. Century 21 Millennium manager, Teodora Holom, makes the presentation to school Principal, Paul Huddleston.

Century 21 Millennium welcomes an experienced team to its brokerage

After many years of experience operating under their family real estate brokerage and serving the needs of clients around the region, Grace Franco Lloyd and Greg Lloyd have joined the Century 21 Millennium team and are delighted to be working with a respected and friendly group of real estate professionals.

Grace has a life-long passion for real estate. Her mother, Sally Franco, is a well-known real estate broker, and Grace grew up learning about the industry and even helped her mother with some of the tasks it takes to operate a brokerage at a young age.

Grace was just 19 when she got her real estate license and joined the Orangeville and District Real Estate Board. "I worked with my mom from 1987 to 2022, when she decided to slow down and retire," Grace explained. "I had to make the decision if I would take over the brokerage. We had a very established business, and we always had the common goal of serving our clients – but there is a large responsibility outside of that in owning a brokerage," she explained of the decision to join Century 21 Millennium.

The decision to join Century 21 Millennium came after meeting with the brokerage owners and being impressed by the professionalism and dedication of the team.

"I'm very impressed with the family dynamic and also their attention to detail as a corporation," Grace explained. "When we decided to join, I had the impression that we are all together and work together for the common goal, which is to serve the community."

Greg is an experienced real estate sales representative who strives to serve his clients well and is knowledgeable in the industry and the nuances of the towns in the region.

Working with Century 21 Millennium, Greg said, allows them to focus more on their clients rather than the administrative duties that come with having your own brokerage.

"There's a lot of the back-office work that we don't have to be concerned with anymore," Greg explained. "We can focus more on our business and our clients. We streamlined our business, so we don't have to worry about administrative things like appointments and filing. Another deciding factor is the location of the Century 21 Millennium offices – they're all within our work area. Orangeville is our base because Dufferin County is our primary location."

Both Grace and Greg are originally from the area and know all the towns in the region very well, so they really know how to help clients who are searching in a particular area. Because they both grew up in a rural area, they have special knowledge of all the subtleties and special details that come with owning a country property and can help guide and advise clients who are making the move from an urban centre to a rural property.

"We have a lot we can bring to the table," Grace said. "I think it's really important that people work local, and work with people who understand the area. If you want us to sell your house in Dufferin, or Wellington, or Simcoe, or Grey, I know those areas like the back of my hand. That's really important – it's not just about doing paperwork. We want to ensure our clients will be happy there."

The move to Century 21 Millennium has been a good transition, as Grace and Greg are enthusiastic about joining a team with a positive dynamic and respected reputation in the community.

— Written by Brian Lockhart





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Sales Representative
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Kim Giles
Team Manager/
Sales Representative
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Jerry, Laurie and Kim from the Gould Team, would like to thank all of our clients, friends and families for the opportunity to serve them with their real estate needs in 2022, we are so grateful you chose us. We wish you good health and may all of God's blessings be with you this Christmas.

To our partners at the Re/Max Real Estate Centre, Lawyers, Mortgage Brokers, Home Inspectors, Photographers and the many awesome Realtors that we are privileged to work with, we thank you and Merry Christmas.

Wishing you a healthy and prosperous new year.

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

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IDEAS FOR STOCKING STUFFERS FOR SENIORS

GREAT ITEMS TO GIVE

(Items small enough to fit into a stocking)

- Small cans of shaving cream
- Small bottles of hand lotion
- Small bottles of body wash
- Lip balm
- Denture brushes
- Hair Accessories
- Combs & brushes
- Costume jewelry
- Soap
- Warm socks with grips on bottom
- Nail polish
- Small bottles of hand sanitizer
- Deodorant
- Cookies
- Small knickknacks/ fun/novelty items
- Small bottles of shampoo
- Small bottles of mouthwash
- Small bottles of body lotion
- Denture cups
- Small packages of Kleenex
- Small manicure set
- Clippers
- Hand Wipes
- Nail files
- Chocolates
- Night light
- Slippers with heels
- Small stuffed animals

NOT GOOD ITEMS TO GIVE

- Regular toothbrushes and toothpaste (Don NOT use these)
- Mints or gum (choking hazard)
- Hard Candy (choking hazard)
- Baby powder (breathing hazard)
- Candles (fire hazard)
- Razors (safety)
- Perfumes (allergies)
- Tea, granola bars etc. (allergies)
- Room sprays (allergies)

THE GOULD TEAM

Helping seniors during the holiday season

With the holiday season approaching, it's important to remember that not everyone has a family to be with or a big gathering to attend.

Some seniors are not able to get out during the holidays or don't have a nearby family to visit.

The Gould Team at RE/MAX Real Estate Centre Inc. helps fill the void of being alone by participating in the Senior Santa Stocking for Dufferin County program.

The program fills stockings with different needed items that will be delivered to seniors in the region to help make their Christmas day a little brighter.

In 2021, the program delivered stockings to 782 seniors, both in retirement and nursing homes, as well as those that live on their own.

The Gould Team is receiving donations at their office in Orangeville.

Julie Evason is the program coordinator. Realtor, Lorie Haddock, is the coordinator at the RE/MAX office who makes sure the stockings are full and donations are appropriately distributed.

Some people will donate a full stocking or a variety of items they have purchased, while others will buy several of the same thing that can go into different stockings.

"The idea is to provide a stocking for those seniors that are in long-term care, retirement centres, or even on their own but don't have any family in the area," explained Gould Team member Kim Giles. "Julie has

a list of people that need the service, but other people call and give the names of other seniors who live on their own and could use a stocking."

There is a list of appropriate items for the stocking which include items like bottles of shampoo, mouthwash, hand lotion, nail polish, body wash, and deodorant.

There is also a small list you should be aware of that contains some items that should not be donated. These are items that present a choking hazard or may cause an allergic reaction.

The Gould Team has been part of the program for several years and enjoys being part of a holiday initiative that will make someone's Christmas and little more joyful.

"We try to give the program an extra push through our social media, asking people to fill a stocking and drop it off here," Kim explained. "We get them all

to Julie by December 15. We package them all up, and they deliver them on Christmas day. Julie has volunteers who will do this."

The program provides some thoughtful and needed items that seniors will appreciate, as well as having a visit from someone at Christmas.

If you would like to participate and help make a senior's Christmas a little happier, you can drop off donations at the RE/MAX Real State Centre office at 115 First Street in Orangeville.

Office hours are 9:00 a.m. to 4:00 p.m. Your donation will be appreciated and bring a little extra cheer to the holiday season.

– Written by Brian Lockhart



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.



Preparing your house for a winter sale

When you have made the decision to place your house on the market for sale, there are many things you must consider to get your home ready for showings.

SOME OF THE PREPARATIONS ARE OBVIOUS. You want to show your home in its best light so making sure everything is neat and tidy is the first step.

From there you should do a walk-through and see what you can do to improve your home's appearance. A good idea is to have your realtor do a walk-through with you. They will view your property with a new pair of eyes and pick up on things that you are missing because you have been accustomed to it.

This could include things like a room that has old and tired-looking paint, that may not be apparent to you, but will be apparent to someone seeing the room for the first time.

There are many other small details your realtor can advise you on when getting the house ready to bring visitors in for a showing.

Once you get the interior looking its best, you must then take a look outside and see what you can do to give the home a proper curb appeal. This includes making sure the yard is neat, bushes trimmed, weeds removed from garden beds, and clutter cleared away.

You want to make a good first impression when a potential buyer first sees the house.

These tips generally apply all year round, however, during the winter months, there are more things to consider.

If you are planning to put your house on the market in January, you should be thinking about what you will have to do in December, to make your home marketable.

Most people now see a home for the first time when they view it online. This photo gives the first impression and can create interest from a person looking to buy.

You want to keep your home current. For that reason, you should be prepared to eliminate all holiday-themed items from the home.

...There are many other small details your realtor can advise you on when getting the house ready to bring visitors in for a showing....

Having an interior photo with a Christmas tree in the corner may present a quaint and friendly image, but to a buyer in January, it will just imply the photo is old. You don't want buyers to think your house has been on the market for a long time with no interest from anyone.

The same can be true for the weather. If you provide a nice beautiful photo of your home with flowers, and green grass during a January showing, once again you are implying that you've been trying to sell your home since the summer months and no one has been interested enough to buy it.

Photos of the home should be current and coincide with the season to give potential buyers the impression that your house has just gone on the market.

The winter provides other challenges – ice and snow. You will need to make sure your driveway and sidewalks are cleared from snow and ice and are easily traversed and safe.

Nothing will change a potential buyer's mind faster than having a slip and fall accident right on your front porch.

Selling your home in January is no different from selling any other time of year – it just means you may have to be a little more vigilant about some details and make sure you present your home properly during the winter season.

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - November

	November, 2022	November, 2021	% Change
# of Active Listings	205	57	259.65%
# of Sales	22	58	-62.07%
Average Sale Price	\$949,723	\$1,295,410	-26.69%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - November, 2022	Jan - November, 2021	% Change
# of Sales	402	688	-41.57%
Average Sale Price	\$1,171,203	\$1,127,099	3.91%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	205
Divided by Sales per Month	22
Months of Inventory	9.3

There is currently 9.3 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

November 2022 vs. November 2021

The number of active listings in Dufferin (excluding Orangeville) increased by 259.65% in November 2022 over the same month in 2021. The number of homes sold decreased by 36 homes or 62.07% in November 2022. Average sale prices decreased by 26.69%.

Year to Date 2022 vs. Year to Date 2021

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 688 to 402, which is an decrease of 41.57%. Average sale prices were up by 3.91%.



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

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



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The team at Marg McCarthy Real Estate has been busy collecting donations for various holiday season initiatives, and the office has become a drop-off place for those wanting to give. Team members, Marg McCarthy, Rafia Tanveer, Katie Prince, and Anita Bentley delivered donations to Julie Evason, coordinator of the Stockings for Seniors program.



MARG McCARTHY REAL ESTATE

Improving lives every day

At Marg McCarthy Real Estate, there is a list of core values that hangs on the wall in the meeting room.

That list details the company's goals when dealing with clients and the public and the philosophy of striving for excellence in everyday life. The team members strive to meet those goals on a daily basis.

While the McCarthy team gives back to the community all year long, the holiday season provides special opportunities to engage with other organizations and contribute to compassionate initiatives that will make the holidays a little brighter for some people.

McCarthy team members were at the Shepherd's Cupboard Food Bank in Shelburne to help

distribute and sort donations for clients who would be visiting and doing their shopping. Food Banks are especially busy this year with a record number of people requesting their services.

The Shelburne Hamper Program collects and distributes needed items to families in the region.

The McCarthy team donated some cloth bags to use for distribution as well as donating their time to help put the baskets together to be donated to people in the area.

The Hamper Program helped almost 200 families and individuals last season, and those numbers are rising.

In the lobby at the real estate office, there is a Christmas tree called The Giving Tree, which is decorated with envelopes with monetary donations that clients and the public have brought in to help

with the program. The monetary donations go a long way to purchase needed items as well as gift cards that will provide some joy to people who may otherwise face a bleak holiday season.

Financial donations are especially helpful for giving older children the opportunity to use a gift card for something they would really like to have.

The Stockings for Seniors program is an initiative that collects things for seniors in retirement homes and nursing homes, as well as individuals who live on their own and may not have family in the area.

The stockings are stuffed with various needed items and distributed on Christmas day. That special delivery brings not only some gifts but also provides a welcome visit for many who are alone during the holidays.

Clients and the public can purchase items from the supplied list and bring them to the real estate office.

A member of the Stocking for Seniors program will pick them up and make sure they are distributed.

Many charitable organizations don't have an actual location, especially during Christmas. The real estate office provides the space as a collection area to help them gather both gifts and financial donations.

The Marg McCarthy Real Estate team invokes their philosophy of 'improving lives every day' throughout the year by giving back to the community in various ways. They usually do it quietly and don't require any kind of acknowledgment other than the satisfaction that they are helping someone.

The Christmas season offers a special time to give an extra effort to help people and give back to the community that supports them.

- Written by Brian Lockhart

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RAISED BRICK BUNGALOW

\$ 769,000 **DUNDALK**

- 3+2 Bed, 2 Bath with 2 Car Garage on Large Lot
- Excellent Intown Location on End of Quiet Street
- Open Main Living Area w/ Cathedral Ceiling
- Modern Kitchen with Breakfast Bar & Tile Floor
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- Finished Basement w/ Rec Rm & Bamboo Floor
- Walking Distance to Arena & Rec Centre

4.79 ACRE PRIVATE COUNTRY ESTATE HOME CLOSE TO TOWN

\$ 1,849,000 **MONO**

- Stunning 3 Bed, 3 Bath All Brick Bungalow
- 2 Car Heated Garage + Det. Garage / Workshop
- Gated Paved Circular Drive with 20+ Parking
- Modern, Bright & Spacious Family Home
- Chef's Eat In Kitchen with Island Breakfast Bar
- 110 x 20 Entertainers BBQ & Lounging Patio
- 4 Minutes from Downtown Shelburne. A Must See!

BEAUTIFUL 2 STOREY ON PRIVATE 4 ACRE HOBBY FARM

\$1,699,000 **AMARANTH**

- Spacious 4 Bed, 3 Bath w/ 2 Car Garage
- Fully Fenced w/ Sep. 2 Acre Fenced Paddock / Barn
- Det. 20' x 40' Dbl Door Garage/ Shop w/ 3 Windows
- Inground Pool with Patio, Hut, Gazebo & Hot Tub
- Modern Open Kitchen & Family Rm w/ Wood Stove
- Bright Dining/Sunroom w/ Lg Windows & Pic Views
- Beautiful Country Property - Mins from Orangeville

HWY 10 COMMERCIAL BUILDING

\$ 350,000 **FLESHERTON**

- Excellent Downtown Location on Hwy 10
- C1 Commercial Zoned Retail Building
- Work / Live Opportunity or Rental Income
- 1st Floor Retail Store with Display Window
- 2nd Floor 1 Bed Apartment w/ Kitchen & Bath
- Great Store Front or Investment Opportunity!

HWY 89 COMMERCIAL BUILDING

\$ 1,250,000 **MONO**

- Prime Location on Busy Hwy 89, West of Hwy 10
- Approx. 1,250 Sq Ft Commercial Retail Space
- 37' x 24' Warehouse & Sea Can Storage
- Sep. 2 Bed, 1 Bath, 2nd Floor Apartment Income
- Parking for 15+ with Sep. Apartment Parking
- Large Lot • Excellent Investment Opportunity!!

COUNTRY PROPERTY WITH TRANQUIL RIVER & POND

\$ 749,900 **MELANCTHON**

- 3 Bed, 2 Bath w/ 1.5 Car Garage w/ Inside Access
- Unique Converted School House on Beautiful Lot
- Bright Living Rm w/ Wood Stove & Brick Wall
- Main Floor 5pc Bath w/ Dbl Sink & In Floor Heating
- Lg Family Room with Walk Out to Patio & Yard
- A Must See, One of a Kind Mature Treed Property!

Happy Holidays **From The McCarthy Team!**

Anita Bentley**
Louise Watts**
Marg McCarthy***
Rafia Tanveer*
Katie Prince*
Meg Schaefer*

*Sales Representative ***Broker of Record **Administration

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

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\$734,900



SILENT NIGHT

Up on the rooftop...Enjoy a quiet condo with 2 underground parking spots, in the heart of Orangeville. This penthouse suite offers 2 levels with a bright kitchen and living room leading to a balcony to look out over all the lights of the season. An oak staircase leads to 2 bedrooms with great closets and ensuite bathrooms. Enjoy walking to the shops and restaurants & everything that downtown living has to offer.

\$1,599,900



BABY IT'S COLD OUTSIDE

Imagine the tree and Christmas lights shining bright in the open concept living room. Sit and sip hot chocolate while relaxing by the beautiful gas fireplace, or prepare an extravagant feast on the huge kitchen island. The heated floors throughout will keep you cozy all winter long. Even Santa would wish this garage was his workshop, complete with heated floors and a vehicle lift. There is so much more to see here, call to book your private tour.

\$2,390/MONTH



HOME FOR CHRISTMAS

Frolic and play in the snowy backyard all day. This house for rent in Shelburne features enclosed front porch, open concept kitchen and living area with main floor laundry & spacious rear dining room. Upstairs find, 2 bedrooms with ample closet space, laminate flooring and a bright 4-piece bathroom with skylight.

\$999,000



THE FIRE IS SO DELIGHTFUL

Freshly renovated bungalow in the country. This charming bungalow features engineered hardwood floors, kitchen with glass tiles and stainless-steel appliances. Snuggle up in the living room with some hot apple cider and enjoy the warm glow from the woodstove. The large yard is perfect for the kids to play all winter long.

\$1,349,900



DO YOU WANT TO BUILD A SNOWMAN?

Idyllic getaway spot or your new home. Follow the winding driveway to this enchanting 12.8-acre property complete with a barn, mixed wood forest, pond, river running through, & a cascading waterfall, that is even more magical with a fresh dusting of snow. The cheerful bungalow, features 2 woodburning fireplaces 3 bedrooms, and a light filled kitchen facing the pond. Book a showing to see the magic and possibilities here.



*A little more sparkle,
a little less stress.
This Holiday Season we
wish you all the very best.*

*Merry Christmas
from our home to yours.*

Doug & Chris



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REALTY BROKERAGE

Wishing my clients and friends a

MERRY
Christmas

And Happy New Year



For exceptional service call me!

Nancy Urekar
Sales Representative

519.942.9499

299 Broadway, Orangeville

Not intended to solicit buyer(s) and/or seller(s) currently under contract.
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RESALE HOMES COLLECTIONS

MARKET UPDATE

Orangeville Statistics - November

	November, 2022	November, 2021	% Change
# of Active Listings	64	11	481.82%
# of Homes Listed	42	44	-4.55%
# of Sales	22	51	-56.86%
List Price vs. Sale Price Ratio	96%	106%	-9.43%
Average Days on Market	28	9	211.11%
Average Sale Price	\$732,027	\$862,575	-15.13%

Orangeville Statistics - Year to Date

	Jan - November, 2022	Jan - November, 2021	% Change
# of Homes Listed	882	812	8.62%
# of Sales	476	693	-31.31%
List Price vs. Sale Price Ratio	105%	106%	-0.94%
Average Days on Market	16	10	60.00%
Average Sale Price	\$916,251	\$796,980	14.97%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	64
Divided by Sales per Month	22
Months of Inventory	2.9

There is currently 2.9 months of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

November 2022 vs. November 2021

The number of active listings in Orangeville increased by 481.82% in November 2022 vs. November 2021. 2 fewer listings came on the Toronto Regional Real Estate Board in November 2022 vs. November 2021, which is an decrease of 4.55%. The number of homes sold decreased by 31 homes or 56.86%. The average days on the market increased from 9 days to 28 days. Average sale prices were down by 15.13%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Orangeville, year-to-date increased from 812 to 882, which is an increase of 8.62%. The number of homes sold decreased from 693 to 476 which is a decrease of 31.31%. The average days on the market increased by 6 days to 16 days. Average sale prices were up year over year by 14.97%.

Peel - Caledon Statistics - November

	November, 2022	November, 2021	% Change
# of Active Listings	224	92	143.48%
# of Homes Listed	151	101	49.50%
# of Sales	56	84	-33.33%
List Price vs. Sale Price Ratio	96%	103%	-6.80%
Average Days on Market	24	14	71.43%
Average Sale Price	\$1,369,267	\$1,581,506	-13.42%

Peel - Caledon Statistics - Year to Date

	Jan - November, 2022	Jan - November, 2021	% Change
# of Homes Listed	1,976	1,876	5.33%
# of Sales	764	1,278	-40.22%
List Price vs. Sale Price Ratio	101%	103%	-1.94%
Average Days on Market	17	12	41.67%
Average Sale Price	\$1,622,762	\$1,449,989	11.92%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	224
Divided by Sales per Month	56
Months of Inventory	4.0

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.

November 2022 vs. November 2021

The number of active listings in Caledon increased by 143.48% in November 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 50 homes or 49.50%. The number of homes sold decreased by 28 homes or 33.33%. The average days on the market increased from 14 days to 24 days. Average sale prices were down by 13.42%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Caledon, year-to-date increased from 1,876 to 1,976, which is an increase of 5.33%. The number of homes sold decreased by 514 homes or 40.22%. The average days on market increased by 5 days to 17 days. Average sale prices were up by 11.92%.

Merry Christmas and
Happy New Year!

As the holiday season is upon us, we find ourselves extremely grateful for those who have continued to support and shape our business. It's been quite a year for us all! We hope that this year has been just as memorable for you and your loved ones. We look forward to working with you in the years to come.

Call us today for step-by-step advice to buying and selling with your safety and best interests in mind.

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ROYAL LEPAGE RCR REALTY

“Helping You is What We Do”

As the Christmas season approaches, many of us look forward to seeing family and friends and renewing old acquaintances.

While many of us have had a prosperous and successful year, many others have found themselves in a time of need. The holidays have traditionally become a time when people reach out to help others who are experiencing difficulty. As demand for charitable services increases, it becomes more and more important for those who can provide assistance, to step up and help out where needed.

At Royal LePage RCR Realty, Broker of Record, Andrew Wildeboer and his team are taking part in initiatives to give back to the community who have supported them through the past year.

The Toys for Tots program is a yearly program that collects toys and gift cards that will be distributed to children who may not otherwise find something under the tree on Christmas morning. The toys are collected by the Salvation Army in partnership with the Dufferin OPP and distributed just before Christmas to make some homes a little brighter on Christmas morning. While the younger ones will receive a toy, older kids who are a little harder to buy for can receive a gift card – so they can make their own purchase.

“We’ve been a drop-off location for Toys for Tots since 2014,” explained Royal LePage RCR Realty Operations Manager, Brenda Vanwoudenberg. “The salespeople and staff reach out to their family, friends and clients and let them know that they can drop off donations here. We also get the word out via social media. We collect gift cards as well, and that’s handy for teens and older kids.” The Christmas tree in the office is surrounded by the many gifts that have been dropped off and donated.

The staff and salespeople at Royal LePage RCR

Realty also volunteer their time to help out with the Salvation Army kettle campaign. Most likely you have seen Salvation Army volunteers at locations around town. They accept donations that will go towards funding many of the Salvation Army’s valuable programs in the community throughout the year. “The Salvation Army gives us a list of dates for which they need coverage,” Ms. Vanwoudenberg said. “We pick a date and give a call-out to our salespeople and staff. We do have salespeople who volunteer their time slots that are outside of our day, but also have a dedicated day where we commit to filling all of the timeslots in a day. This year we will be at the LCBO on the east side of town. Our salespeople are very active in the community. Aside from things we are doing at the brokerage, they are doing many things as individuals through their volunteer channels. At Royal LePage, our motto is Helping You is What We Do!”

At the beginning of December, Royal LePage RCR Realty held its annual Christmas party at The Hockley. Each year, the company asks its

...We’ve been a drop-off location for Toys for Tots since 2014...

salespeople to make a donation to the Royal LePage Shelter Foundation when they send in their RSVP for the party. Locally, the funds raised are donated to Family Transition Place. “Royal LePage has its own charity, the Shelter Foundation, where 100% of funds raised are donated back to assist local shelters and to fund educational programs.” Mr. Wildeboer explained. “We raised \$4,200 from donations given through our Christmas party to support shelters in our local communities.”

The staff and salespeople at Royal LePage RCR Realty are giving back to the community that supports them in hopes of making everyone’s Christmas dreams a little brighter.

– Written by Brian Lockhart

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May your home be filled with happiness and joy this holiday season.

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*Happy holidays and
all the best in 2023
from the Chris Richie Group*



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



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 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 bedrooms 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



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



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 \$2,299,500



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 \$2,950,000



8103 Road 177, North Perth

- Raised bungalow with 2+2 bedrooms, 2 bathrooms & built-in 1 car garage
- Fabulous kitchen with breakfast bar, pendant lighting, s/s appliances & upgraded cabinets
- Main floor has upgraded laminate flooring with large living room featuring a fireplace
- Main hallway has entrances to the garage & sliding patio doors to the back deck
- Finished basement with 2 bedrooms, rec room, 3 pc bath which is great for the in-laws
- Private backyard to enjoy the birds and wildlife with a large 2 tier deck & grassed area
- On town water & just an 8 minute drive to Listowel with all of its amenities

North Perth \$720,000



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
- 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