RESALE HOMES COLLECTIONS

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ROOTED IN REAL ESTATE:

Cheryl Robb's lifelong commitment to Caledon and her clients



For Cheryl, real estate is more than a career — it's a calling that runs deep in her veins. Born and raised in Caledon and she was immersed in the real estate industry, her path into the profession was almost inevitable.

With over 35 years of experience helping clients buy and sell homes in Caledon and surrounding communities, she's become one of the region's most trusted and respected names in real estate.

"It really does run in the blood," Cheryl says with a warm smile. "I grew up surrounded by conversations about property, land, deals — and most importantly, the people behind them. I worked as an administrator at my dad's real estate company, I went off to university and I decided to take my real estate license as well. I thought, 'Why not give it a try?' 35 years later, what started as curiosity turned into the most fulfilling career helping people find home." Cheryl's local roots and deep family ties to real estate have helped shape a career built on trust, knowledge, and service.

Her lifelong familiarity with Caledon isn't just personal — it's professional gold. Knowing the history of the land, the evolution of neighborhoods, and the fabric of the community gives her a unique edge when guiding clients through the home buying or selling process. They don't call her the "Queen of Caledon" for nothing- a nickname that underscores her expertise and long-standing local reputation.

"I know this community inside and out — the schools, the farms, the future developments," she explains. Cheryl is very active in the community. She is a sponsor for the Caledon Community Services, a member of the Caledon East revitalization committee, and she runs the Caledon East neighborhood watch Facebook group. If you live in Caledon East and you haven't joined this group, it is a great online space where residents come together to support each other. They have hosted a number of events in the community to help keep the public informed and keep it a safe place to call home.

Her love for Caledon has shaped the way she works — always with integrity, local insight, and an unwavering commitment to seeing her clients thrive, not just close deals.

Throughout her career Cheryl has handled everything from country estates and heritage homes to new builds, condominiums, and vacant land. Her range of expertise includes working with first-time buyers, downsizers, retirees, investors, and those relocating to or from the area.

She also holds the prestigious SRES (Seniors Real Estate Specialist) designation, which qualifies her to better serve clients aged 50+ and those facing important lifestyle transitions.

Ask any of Cheryl's clients why they keep choosing to work with her, and the answer is almost always the same: her unwavering commitment to putting people first.

"Cheryl has a way of keeping you calm during the most stressful situations," one client wrote in a glowing review. "She goes above and beyond — it's not just about the sale to her, it's about doing what's right."

She's known for her thoughtful, honest advice, her responsiveness, and her ability to anticipate challenges before they arise. She brings patience, compassion, and a calm professionalism to every deal. Her clients often describe her as part agent, part therapist, part neighbor — and 100% committed.

She consistently ranks among the top Royal LePage agents across Canada and has earned multiple sales awards over the years. In 2024 she earned the prestigious honour of being in the top 1% of Royal LePage Agents, awarding her Chairman's Club status. Out of 30,000 realtors, Cheryl was ranked number 2 across the country.

She's also a proud supporter of the Royal LePage Shelter Foundation, Canada's largest public foundation dedicated exclusively to supporting women's shelters and domestic violence prevention. A portion of every commission Cheryl earns goes directly to helping women and children find safety and a fresh start.

Despite the size of the region she covers, her service remains personal and precise. Her business acumen is second to none, consistently learning and evolving with the changing landscape of real estate and technology. Cheryl has built an extensive network of top tier agents across Canada. Through this trusted referral network, she is able to ensure that her clients are in good hands with agents who have been personally vetted by someone they trust.

She has a strong network of local tradespeople, legal professionals, inspectors, and mortgage brokers — making her a one-stop resource for clients navigating the often complex world of real estate.

Cheryl's enthusiasm hasn't faded, she still wakes up each day excited to meet new clients, find creative solutions, and make dreams come true — all in the community she's always called home.

"I'm lucky," she says. "I get to do work I love, in a place I love, with people I genuinely care about." For Cheryl Robb, real estate isn't just about listings and lockboxes. It's about heart, heritage, and helping others find their place in the world — just like she found hers in Caledon.

To learn more about Cheryl Robb or get in touch, visit www.cherylrobb.com or call (416) 805-1316.


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RESALE HOMES COLLECTIONS

Tarriffs and Canada's mortgage rates



This has been a year we will not soon forget. The relationship between Canada and the US has changed. One thing that does not change is the impact of the US on our interest rates.

WE HAVE VARIABLE RATE MORTGAGES and fixed rate mortgages. The Governor of the Bank of Canada has some control over variable rates, they are tied to directly to the Bank of Canada interest rate. This is one of the tools they use to monitor and control inflationary pressures. Our fixed rates are based on Canadian bond yields, which move in conjunction with the US treasury yields.

Uncertainty is the enemy of monetary policies. On and off tariffs create the ultimate uncertainty. We can react to both general inflation and core inflation when we can see what is coming. Our inflation rate is where it should be, but core inflation is not. I expect we will be pausing interest rate reductions a little longer. It is also possible that the impact of tariffs would not be overly recessionary, also reducing the chances of further cuts.

The treasury yields in the US have been very volatile. This is also a victim of uncertainty. We have benefitted at times from the volatility when 5 year fixed rates drop below 4%. They are now closer to 4.5% and are likely to remain there until trade deals are hammered out. Although, history shows us that even if deals are made, they may not be respected. The rest of 2025 is expected to remain uncertain, and this would keep fixed rates in the 4.5% to 5% range. These rates are still historically very attractive.

If there is an upside to all this, patriotism is at high levels, talks between other trade partners are increasing, barriers are coming down between provinces, and Canadian tourism is seeing record revenues.

The real estate market, while fairly flat, is showing signs of life. Buyers can take more time to ensure they get the home that meets their needs with a payment they can afford.

…and the Blue Jays are in a playoff hunt.

Oh Canada.

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RESALE HOMES COLLECTIONS



Summer moves:

Tips for buying a new home this season

(NC) There's something about summer that makes it feel like the perfect time for a fresh start—and for some, that means buying a new home. The longer days, warmer weather and flexible schedules make it easier to explore neighbourhoods, schedule viewings and manage the logistics of a move.

But before you fall in love with that front porch or start dreaming about backyard barbecues, it's important to have a plan. Here's how to make the most of your summer home search and how you can protect your investment from day one.

START WITH A CLEAR BUDGET

Before you browse listings or tour open houses, get pre-approved for a mortgage and understand your full financial picture. Remember to factor in additional costs like closing fees, property taxes and moving expenses.

KNOW WHAT YOU'RE LOOKING FOR

Make a list of your must-haves and nice-to-haves. Think about location, layout, commute time and even how much yard work you're willing to take on. Summer is a busy time for the real estate market, so having a clear idea of what you want helps you move quickly when the right property comes along.

INSPECT WITH A SUMMER EYE

In the summer, it's easier to spot issues like poor air conditioning, pests or drainage problems after a rainstorm. Take advantage of the season to carefully inspect outdoor features like roofing, siding, decks and landscaping.

PLAN YOUR MOVE STRATEGICALLY

Summer is a peak time for moving companies, so book your movers early and try to avoid weekends and the end of the month if you can. If you're handling things yourself, rent your truck well in advance and stock up on supplies.

PROTECT WHAT MATTERS

Your new home is more than just four walls— it's your sanctuary, your investment and your future. Home insurance from providers like Belairdirect help protect your physical property as well as your belongings.

From fire and weather damage to theft or liability coverage, having the right policy in place means you're prepared for the unexpected. And if you bundle your home and auto insurance, you may even qualify for extra savings—something every new homeowner can appreciate.

Buying a new home is exciting, but it also comes with plenty of moving parts. By starting with a clear plan and making smart choices along the way, you'll set yourself up for a smooth summer move.

www.newscanada.com



MARKET UPDATE

Orangeville Statistics - June

	June, 2025	June, 2024	% Change
# of Active Listings	186	122	52.46%
# of Homes Listed	111	99	12.12%
# of Sales	27	49	-44.90%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	27	32	-15.63%
Average Sale Price (all types)	$759,315	$827,120	-8.20%
Detached	$836,563	$912,662	-8.34%
Semi-Detached	$653,300	$702,500	-7.00%
Freehold Townhouse	$738,000	$735,400	0.35%

Orangeville Statistics - Year to Date

	Jan - June, 2025	Jan - June, 2024	% Change
# of Homes Listed	489	490	-0.20%
# of Sales	185	240	-22.92%
List Price vs. Sale Price Ratio	98%	98%	0.00%
Average Days on Market	33	25	32.00%
Average Sale Price (all types)	$799,022	$827,067	-3.39%
Detached	$892,280	$822,280	8.51%
Semi-Detached	$682,308	$715,743	-4.67%
Freehold Townhouse	$701,677	$739,530	-5.12%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	186
Divided by Sales per Month	27
Months of Inventory	6.9

There is currently 6.9 months of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

Peel - Caledon Statistics - June

	June, 2025	June, 2024	% Change
# of Active Listings	501	393	27.48%
# of Homes Listed	290	255	13.73%
# of Sales	75	79	-5.06%
List Price vs. Sale Price Ratio	97%	97%	0.00%
Average Days on Market	22	26	-15.38%
Average Sale Price	$1,373,967	$1,315,105	4.48%

Peel - Caledon Statistics - Year to Date

	Jan - June, 2025	Jan - June, 2024	% Change
# of Homes Listed	1,468	1,250	17.44%
# of Sales	377	444	-15.09%
List Price vs. Sale Price Ratio	96%	97%	-1.03%
Average Days on Market	28	28	0.00%
Average Sale Price	$1,342,236	$1,321,114	1.60%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	501
Divided by Sales per Month	75
Months of Inventory	6.7

There is currently 6.7 months of inventory on the Market in Caledon.
In a Buyers Market, there is normally more than 6 months worth of inventory.

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RESALE HOMES COLLECTIONS

5 TIPS to spruce up your home this summer



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(NC) Summer is a perfect time to enjoy the warm weather with family and friends, and it's also an ideal season for home improvements. Whether you're looking to increase your home's value, make eco-friendly upgrades or simply enhance your living experience, here are a few handy renovation tips to consider.

SEAL THE GAPS

Summer heat can drive up energy costs, so focus on making your home more energy efficient to keep it cool and reduce air conditioning costs. Have a maintenance professional inspect all walls for any cracks that need to be sealed to keep water out and avoid major damage. Upgrade insulation and seal any drafts to prevent cool air from escaping and replace any shingles on your roof that are broken or loose to avoid water leaks.

UPGRADE YOUR LIVING SPACE

If your budget allows, consider updating your kitchen, bathroom or living spaces. These are high-traffic areas that significantly impact your home's value. Even small changes like new cabinet hardware, recessed lighting or a stylish new backsplash can transform a space.

GET OUTDOORS

Take advantage of the warm weather by enhancing your outdoor spaces. Start by power-washing your deck or patio to remove dirt and grime. Consider staining or sealing the wood to protect it from the elements and give it a fresh appearance. Adding some comfortable outdoor furniture, colourful cushions and a few potted plants can transform your backyard into a cozy retreat.

INSTALL ENERGY-EFFICIENT FIXTURES

Replace old incandescent light bulbs with LED bulbs, which use less energy and have a longer lifespan. Consider installing a programmable thermostat to better manage your cooling system and help save on energy bills. Ceiling fans are also a great addition to keep air circulating and reduce the need for air conditioning. These simple upgrades can lead to significant savings and increased home comfort.

IMPROVE INDOOR AIR QUALITY

Start by changing the air filters in your HVAC system to ensure better airflow and air quality in your home. Consider adding houseplants, which naturally purify the air and add a touch of greenery to your decor. Plants like spider plants, peace lilies and snake plants are especially good at removing toxins from the air. Don't forget to turn on the exhaust fan in your kitchen and bathrooms to reduce humidity and prevent mould growth.

If you're thinking of starting some bigger projects this summer, it's important to let your insurance provider know to ensure your policy remains in effect.

There may be additional insurance implications if certain work, like electrical or plumbing, isn't done by licensed professionals.

Additionally, renovations that increase your home's value may also affect your insurance. Whether the project is big or small, be sure to get a quote for any new coverage.

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3 ASSUNTA GARDEN

This beautifully appointed Briar Hill bungalow will not disappoint you. From the moment you enter the spacious front foyer, you will notice the quality finishings this open concept Chilton model offers. From the beautiful hardwood flooring, to the 8' interior doors, to the crown moulding and abundant pot lights throughout – this is a wonderful home. The gorgeous kitchen features things like upgraded soft close cabinets, upgraded quartz countertops, waterfall on the peninsula and the backsplash; upgraded floor tile, beautiful KitchenAid black stainless steel appliances including a double oven, a pot filler over the stove and upgraded lighting throughout. The open concept living and dining areas offer great spaces to relax or entertain guests. The built-in cabinets (with remote control lighting) on either side of the fireplace are a beautiful addition to the room. The deck – off the living room is a wonderful spot for morning coffee or evening BBQs. The large main floor primary bedroom has a 'spa like' ensuite and a walk-in closet. This level also features space for a home office or den overlooking the front garden. This home has a main floor laundry room and direct entry to the house from the garage – so handy! Heading down to the lower level, you will immediately feel the quality of the upgraded carpet and under pad beneath your feet. The family room is a wonderful spot to read a book by the fire – or enjoy a game of cards alongside the built-in bar (remote control lighting)! There is also a space off to the side to use as a place to work on that hobby you have been wanting to get into. The lower level is complete with a beautiful bedroom for guests and a gorgeous 4 pc bath. 10++++ Contact me to book your private tour today. *Offered at $849,000*







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RESALE HOMES COLLECTIONS



Create a decked-out DOCK with composite decking

(NC) If you own a home by the water, you understand that a dock is much more than a base for your boat.

It's a sundeck, a diving platform, a fishing perch and a year-round spot for stargazing and enjoying sunsets. Choosing the right materials can make all the difference in your dock's appearance, comfort and longevity. Here are five things to consider:

WATER RESISTANCE

Docks are constantly exposed to water, UV rays and fluctuating weather conditions. That's why a material that resists rotting, warping, fading and insect damage is crucial. Marine-grade composite decking is designed to be 100 per cent submersible, making it an ideal choice for salt and freshwater environments.

HEAT MITIGATION

On sunny days, the surface can become uncomfortably hot underfoot—no matter what material is used. For optimal comfort, look for something made with IR reflective properties, like Trex decking, which is engineered to keep cooler than traditional composites even in peak summer heat.

COLOUR

Whether you want your dock to stand out or blend in seamlessly with the natural surroundings, there's a composite decking shade for every preference and setting. Compared to wood and PVC, composite decking offers a variety of colour options for incredible design flexibility.

RAILING

Enhance stability and style with a railing. Layer on convenience by installing multi-functional drink railing. This clever design uses a deck board for the top rail, creating a handy surface for holding snacks and beverages while you're taking in the sunset or welcoming the crew back from a day on the water.

EASY MAINTENANCE

To maximize leisure time, opt for durable products that withstand the elements with minimal upkeep. Aluminum and composite are particularly well-suited for water applications. These hassle-free materials won't splinter or rot and never need to be sanded, stained or refinished—just a simple soap-and-water cleaning is all it takes to keep them looking like new.

Learn more tips for building a decked-out dock at trex.com/docks.

www.newscanada.com

Projected timelines for popular renovation projects

HOMEOWNERS often find it beneficial to hire professional contractors when they have work to be done around the house to ensure the job gets done to code and to their satisfaction. Timelines for home remodeling projects vary depending on a number of variables, including the size of a crew as well as the scope of the project.

Once a project commences, the timeline can feel endless. The following are estimates of timelines for top remodeling projects to give homeowners an idea of how long their renovation projects may last, courtesy of Renofi, a company that provides a lending platform leveraged by credit unions nationwide to offer loans to consumers.

• **KITCHEN:** There are a lot of moving parts to a kitchen renovation, involving the services of electricians, plumbers, structural experts, and even interior design professionals. Not to mention the needs of craftspeople who can make custom cabinetry and countertops. Kitchen remodels can take anywhere from six to 12 weeks.

• **BATHROOM:** The process of a bathroom renovation typically involves demolishing the old bathroom, removing old fixtures and starting from the ground up. As with a kitchen remodel, bathroom jobs require the services of different professionals. That is why homeowners can expect three to 10 weeks for a bathroom, depending on the scope of the project.

• **FINISHING A BASEMENT:** Finishing a basement can add valuable living space to a home. Establishing a home theater space or man cave may require installing framing, insulation, utilities, drywall, flooring, and any additional needs if the finished basement will have a bathroom or necessitate additional plumbing. A finished basement project can last one to two months. But the good news is that typically the rest of the house is livable while the work is being done, so residents will not be disrupted.

• **WHOLE HOME REMODEL:** Hogan Design & Construction says that a whole house remodeling project can take anywhere from 16 weeks to 24 weeks. More involved projects can take longer.

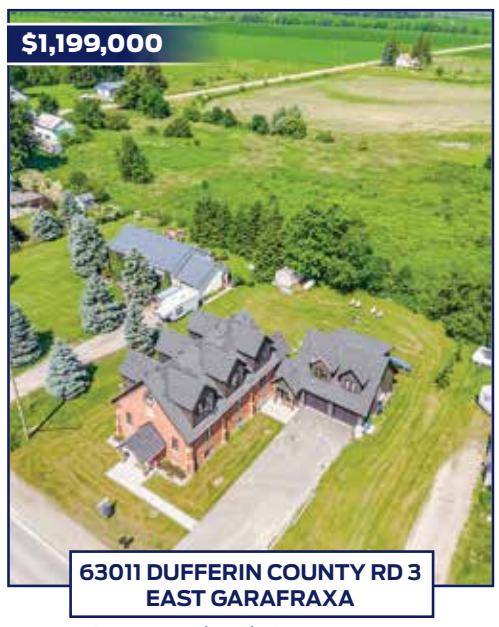
Remodeling a home often involves a considerable investment of time and money. Knowing how long a homeowner will be inconvenienced by the work can help the household plan accordingly.





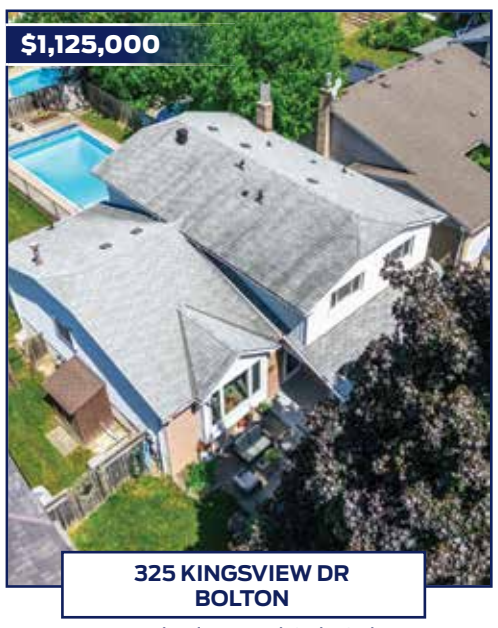
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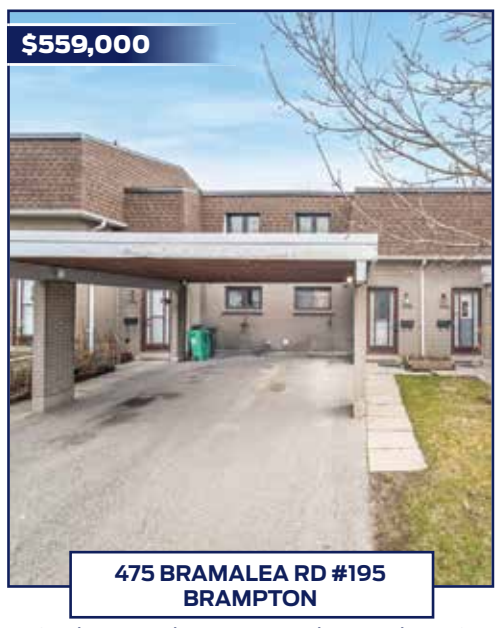
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475 BRAMALEA RD #195 BRAMPTON

3 Bdrm Townhouse w/ Modern Updates & Prime Location near Bramalea City Centre & the hospital. Modern & functional, S/S Appliances. New Hdwd Flrs. Gas BBQ Hookup. Backing onto a serene parkette. Sought-after location. Don't miss this opportunity to make it your new home!

KIM WINSTONE

Sales Representative

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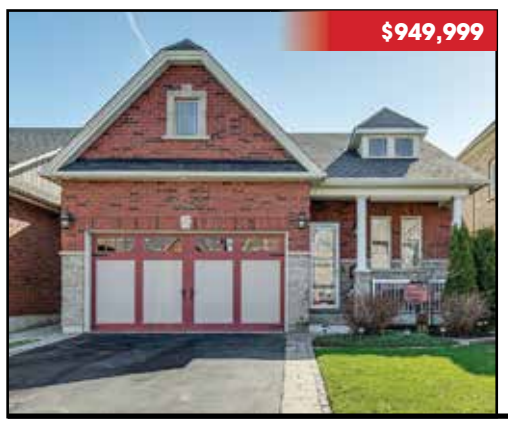
In the TreeTops area of New Tecumseth rare custom finished by builder 2940 sq ft total finished living space two storey home with an in-law suite in basement with walkout to private patio area 4+1 bed, 4 bath is a must see. TreeTops features activity park. Elementary school, walking paths and nearby golfing.

SCAN FOR MORE INFO



Located in the POTL community of Kingsmere this 2115 sq ft toal finished living space Bungaloft has 5 bedroom 3 bath bungaloft has a Primary bedroom suite and open concept kitchen, Family room, laundry and den on main floor. the Kingsmere pond with walking path and benches is a value added extra.

SCAN FOR MORE INFO



A custom finished inside and out 2100 sq ft total living space bungalow in Alliston Shows 10+ and is a walk-in ready home has a legal basement bedroom. Within walking distance to 2 schools, churches and west Alliston shopping complexes.

SCAN FOR MORE INFO



Well kept 3+1 bedroom Backsplit in Alliston. Close to schools, park, dog park. New composite wood private deck, furnace and A/C.

SCAN FOR MORE INFO



KEN PRATT

Sales Representative

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1.4 ACRE ESTATE HOME WITH ROOM FOR ALL

- Bungalow featuring 3+2 bedrooms & 4 bathrooms
- Modern kitchen with island grill top & cherry cabinets
- Year round hot tub room with access to large deck
- Family room has a fireplace, living/dining combo
- Primary suite features w-in closet & 8 pc. ensuite
- Finished basement with kitchen, rec room & office area
- 3.5 car garage, concrete driveway, mature trees
- Backing onto conservation, private & peaceful

41 PINE RIDGE ROAD, ERIN $1,999,000



PRIVATE COUNTRY LIVING ON 2 ACRES

- 5 level sidesplit with 5 bedrooms & 3 bathrooms
- Updated kitchen, living/dining combo with hardwood
- Primary bedroom with 2 pc. ensuite bathroom
- Ground level family room & lower level rec room with bar
- Fenced inground pool features a pool shed & interlock
- Barn, 2nd shed & covered wood storage building
- 2 private acres with large open meadow
- 2 car garage & paved driveway for 6 more cars

16281 CENTREVILLE CREEK ROAD, CALEDON $1,299,999



WHY DRIVE TO MUSKOKA WHEN THE COTTAGE IS IN CALEDON

- Over 300 ft of shoreline, floating dock, sand beach
- On a private road & exclusive community
- Modern post & beam log home on 2.36 acres
- Open concept interior with bedroom on each level
- Det. heated & insulated garage/shop
- Guest log Bunkie with full foundation & bath
- Gorgeous lake views from walkout basement
- 60 ft. deep spring fed lake, stocked with fish

143 GREEN LAKE ROAD, CALEDON $1,949,000



6 ACRES IN A GREAT CALEDON LOCATION

- Long paved driveway, landscaped, views & a pond
- 4+1 bedrooms (potential for 6th bedroom in lower level)
- Large primary with ensuite, his/her closets & deck
- Updated kitchen with high-end built-in appliances
- Large great room with fireplace & media room
- 2 car garage plus oversized carport for all your toys
- 14 foot swim spa on private back patio
- Across from Caledon Country Club & moments to local shops

15357 McLAUGHLIN RD., INGLEWOOD $2,699,000



A RARE OPPORTUNITY TO BUILD YOUR DREAM HOME

- 25 acres of beautiful land to create your getaway
- Between The Devils Pulpit & The Paintbrush
- 30 mins to the Airport for commuting
- Explore Badlands & cruise local craft breweries
- Private lot with trails & meadows etched out of forest
- Hike Bruce Trail, Caledon Rail Trail, ski at Caledon Ski Club
- Caledon East is nearby for shopping & rec centre
- In boundaries of Mayfield Secondary School

PT LOT 11 CON 4 ESCARPMENT SDRD. $2,950,000



FABULOUS 3+1 BEDROOM HOME IN FAMILY NEIGHBOURHOOD

- Finished lower level
- Open concept main floor
- Updated kitchen with quartz tops
- Sun-filled solarium
- Laundry with entry to garage
- Primary has 4 pc ensuite
- No neighbours in the back
- 2 car garage & steel roof

609 SIMON ST., SHELBURNE $924,000



CENTURY HOME STEEPED IN HISTORY WITH SPACE TO LIVE, GROW & PLAY

- 1.5 storey home with 2 bedrooms & 2 bathrooms
- Open concept kitchen & great room with soaring ceilings
- Rustic wood floors, exposed brick & cozy wood stove
- Large primary bedroom & family bathroom
- Tree-lined 2 acre lot just 5 minutes from Orangeville
- Mature fruit trees & raised garden beds
- Massive 40x60 Steel Quonset hut fits 12 cars
- More than a home, a piece of history

20643 KENNEDY ROAD, CALEDON $1,199,000



STUNNING & METICULOUSLY MAINTAINED

- 2-storey home in the heart of Peel Village
- 4 generous sized bedrooms, 3 bathrooms
- Renovated interior with custom kitchen
- Sugar Maple hardwood floors
- Updated 4 piece family bath on upper level
- Side door to garage closed to basement staircase
- Remodeled basement with gas fireplace & bathroom
- Landscaped backyard oasis with garden shed & patio

32 BELFOUNTAIN COURT, BRAMPTON $1,129,000

CHECK OUT SOME OF OUR MOST RECENT SOLDS IN SPRING 2025



1 BERNEY DRIVE, CALEDON



247531 5 SIDEROAD, MONO



31 ALANAVALE ROAD, CALEDON VILLAGE