RESALE HOMES COLLECTIONS

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THE ROSE PERDUE TEAM

Trusted and knowledgeable realtors who will help you realize your real estate goals



When you are looking for a home, you are most likely going to be making the biggest investment of your lifetime.

Having a knowledgeable, experienced, and caring realtor to help guide you through the entire process will make the whole experience less stressful and allow you to make informed decisions that will lead to a successful outcome.

The Rose Perdue Team is the mother and daughter duo of Rose Perdue and Stephanie Perdue-Hofmann.

Together, they strive to produce the best results for their clients through their understanding and knowledge of the real estate market, the current trends, and marketing techniques.

Rose and Stephanie work with the RE/MAX Professionals Inc. Brokerage, and serve Caledon and the surrounding region.

They occasionally work outside of the region as many clients who have had such a great experience working with them ask them to help with real estate transactions in other areas.

Both Rose and Stephanie had previous careers that gave them the experience that made the move to the real estate industry an easy transition.

"Prior to working in real estate, I spent many years as a Senior Director with a prominent Canadian retailer, where I developed a strong foundation in business strategy, customer service, and operations management," Rose explained. "That experience gave me a unique edge when transitioning into real estate – especially in understanding market dynamics, negotiating effectively, and building lasting client relationships. I also have a background in interior design."

Stephanie worked in an executive role in the hotel industry and gained valuable experience in customer service and communications.

"My past life was working with hotels," Stephanie explained. "I travelled all over and opened hotels in different cities. As my mother's business was growing and becoming more successful, she asked me to come and work with her."

Stephanie already had the people skills and business knowledge to easily make the move to real estate.

As a team, they work well together and support each other when working with a client.

"We treat every client like they are family," Stephanie added about the way they develop and nurture working relationships with clients.

Both Rose and Stephanie enjoy the interaction they have with both potential buyers and those who want to put their home up for sale.

"What we love most about real estate is the opportunity to guide people through some of the most important financial and personal decisions of their lives," Rose said. "Every client and every transaction is different, and we enjoy the challenge of finding personal solutions that meet each person's goals. There's something incredibly rewarding about helping someone move into their first home, sell a property they've outgrown, or make a smart investment. We like knowing we played a trusted role in that process."

As experienced realtors, Rose and Stephanie have the knowledge to help guide clients to a location based on their wants and needs when it comes to choosing a neighbourhood in which to live.

They know the neighbourhoods, the schools, sports clubs, recreation facilities, shopping areas, and nearby amenities.

Some clients may need to live near a medical facility, pharmacy, or close to a grocery store. They can guide clients to the areas that are suitable for their needs.

In addition to staying current with locations, Rose and Stephanie are aware of other changes in the town that may be happening in the future and could affect a potential buyer's decision to purchase a home in a specific area.

People choose to move for a variety of reasons. The Perdue Team understands that each client's reasons for buying or selling a property are different.

"Over the years, we have developed expertise in residential real estate, with a particular focus on helping clients navigate buying and selling in competitive markets," Rose explained. "We have experience working with investors and guiding clients through upsizing or downsizing based on their life stages."

When working with clients, Rose and Stephanie strive to create a satisfying experience that results in the best outcome for everyone involved in a real estate transaction.

"The relationships we build with people is very important," Stephanie said. "Every transaction is different, and everyone's scenario is different. You have to appreciate that everyone's situation is unique. It's important to learn what will work for everyone."

The Perdue Team has become a trusted and respected real estate team in Caledon and the surrounding region because they bring a balance of professional experience, market knowledge, and personal integrity to every transaction.

They are results-driven, and take the time to understand each client's needs and advocate for their best interest every step of the way.

Along with their knowledge of real estate transactions, they are experts in marketing a home.

They can advise a seller on techniques to make a home more attractive to potential buyers.

In addition, they use different methods of presenting a home in its best light. This can include online videos for potential buyers outside of the region, and having a home professionally staged so it looks good and creates the right atmosphere and flow when visitors are touring the property.

The Perdue Team will help you achieve your real estate goals by providing the experience, knowledge, and expertise you want when making your life's biggest investment.

You can learn more about the Rose Perdue Team by visiting the website at www.roseperdue.com.

You may call direct at 647-388-0919.

Written by Brian Lockhart

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CHRIS RICHIE GROUP & VETERE TEAM TO HOST COMMUNITY APPRECIATION EVENT AT ROTARY PARK

Sunday, September 14th at Rotary Park, 2nd Ave., Orangeville from 12:00pm to 4:00pm

In a celebration of community spirit and local connection, the Chris Richie Group and the Vetere Team are inviting residents of Orangeville and surrounding areas to join them for a Community Appreciation Event on Sunday, September 14th, at Rotary Park. The event will run from 12:00 PM to 4:00 PM, offering a fun-filled afternoon designed to bring neighbours, families, and friends together.

The event will be set up just north of the pavilion, beside the tennis courts, and is open to everyone — all ages are welcome. There is no cost to attend, and guests can look forward to complimentary food and refreshments, including burgers and hot dogs grilled on-site by none other than celebrity Chef D, who is generously donating his time and talent to support the occasion.

"We're proud to be part of a town that values togetherness," says Mark Vetere, speaking on behalf of both host teams. "This event is our way of saying thank you to the people of Orangeville. We want to give back, meet new faces, and take a moment to simply enjoy everything that makes this community special."

Attendees will have the chance to meet members of the



Chris Richie Group and Vetere Team — local joint venture with a shared passion for not only serving Orangeville's real estate needs but also investing in the heart of the community. Their commitment goes beyond property and housing — it's about building lasting relationships and fostering a supportive, friendly environment where everyone feels at home.

"This is more than just a community barbeque," adds Sean Anderson, Broker of Record. "It's about creating meaningful moments, encouraging conversation, and highlighting how small actions — like sharing a meal — can make a big difference in keeping our community connected."

Along with delicious eats, the event will offer a laid-back, family-friendly atmosphere where residents can relax in the park, meet their neighbours, and enjoy a Sunday afternoon surrounded by good company and positive energy.

Whether you're a long-time resident, a new member of the community, or simply passing through, you're invited to stop by, say hello, and enjoy some fresh-off-the-grill food and cold drinks — all served with appreciation and gratitude for the incredible people that make up Orangeville.

So mark your calendars, bring the whole family, and help celebrate the best part of Orangeville — the people. The Chris Richie Group and Vetere Team look forward to seeing you there and sharing an afternoon of community cheer!

Visit our Website for more details- thechrisrichiegroup.com or vetereteam.ca

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RESALE HOMES COLLECTIONS



Fixed rate or variable rate

The decision to choose a fixed or variable rate is not always an easy one. It should depend on your tolerance for risk as well as your ability to withstand increases in mortgage payments. You can sometimes expect a financial reward for going with the variable rate, although the precise magnitude will ebb and flow depending on the economic environment.

Fixed rate mortgages often appeal to clients who want stability in their payments, manage a tight monthly budget, or are generally more conservative. For example, young couples with large mortgages relative to their income might be better off opting for the peace of mind that a fixed-rate brings.

A variable rate mortgage often allows the borrower to take advantage of lower rates -- the interest rate is calculated on an ongoing basis at a lenders' prime rate minus a set percentage. For example, if the prime mortgage rate is 5.5 percent, the holder of a prime minus 0.5 percent mortgage would pay a 5.00 percent variable interest rate.

The Bank of Canada controls and manages the rate used for variable rate mortgages. This rate is reviewed 10 times per year. In a high inflationary environment, the rate tends to be higher. Today, there is a likelihood that rates will come down. Just an opinion! No guarantees.

Fixed rates are subject to the markets both in Canada and abroad. They do not necessarily move at the same time or in the same direction as variable rate mortgages.

I need to point out that there could be significant savings with a variable rate, not only in the cost, but also in penalties. A variable rate mortgage only has a 3 month interest penalty when paying it out early. Fixed rate penalties can be very large. A variable rate mortgage can also be converted to a fixed rate at the current fixed rate with no cost.

As a consumer, the best option is to have a candid discussion with your mortgage professional to ensure you have a full understanding of the risks and rewards of each type of mortgage.

– Provided by Dwight Trafford

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RESALE HOMES COLLECTIONS



What to know before renewing your mortgage

(NC) Becoming a homeowner can be equal parts empowering and daunting. It comes with increased independence and the opportunity to build equity, as well as responsibility for the property and managing your mortgage.

Even though a mortgage might have a 25 or 30 year total term, you'll still need to make decisions on it periodically. That's because your contract lasts for a shorter term, that can range from a few months to five years, or longer, before it has to be renewed.

Renewal is also an opportunity to review your mortgage needs and make sure you have the right product for you.

To help you find the right mortgage, consider if:

- Your budget has room for increasing your payments to pay off your mortgage sooner, which helps save on interest.
- You're likely to make additional payments.
- You're satisfied with the services offered by your current lender.

You don't have to renew your mortgage with the same lender. If you find an option that better suits your needs, you can switch. Start shopping around with various lenders and brokers a few months before the end of your term, to know what they offer. If you're considering switching, make sure you find out about any fees or costs that come with going elsewhere.

If you decide to keep your current lender, you may want to renegotiate a new interest rate. Tell them about any offers you've received from other financial institutions or mortgage brokers—your lender may ask for proof, so make sure you have the information on hand.

If interest rates are lower than they were at the start of your term, it could be a good opportunity to switch to a fixed rate. Locking in your payments at a lower rate can save you a lot of money in the long run.

Banks are required to offer products that are appropriate for you, so take the time to accurately describe your financial situation. Don't hesitate to ask questions, and make sure you understand the mortgage you want.

The Financial Consumer Agency of Canada has more information, tools and resources to help you make informed financial decisions when it comes time to renew. Learn more at canada.ca/housing.

www.newscanada.com

MULTIGENERATIONAL HOUSING: SHARE COSTS, RESPONSIBILITIES AND TIME

(NC) The rising cost of housing and the responsibility of caring for children and aging parents are common challenges many of us are facing.

Some families are choosing to live as a multigenerational household to help provide some relief.

It's a way to share household costs and responsibilities with more family members. It's also a chance to bring your family closer.

When each generation has their own space – maybe it's a separate suite in your backyard, an apartment unit in your basement or a more private area in your house – it can make the situation even better.

However, if saving money is one of the reasons you're sharing your home, you might be concerned about renovation costs.

There's good news – you may be able to use the Multigenerational home renovation tax credit to help make that home a reality. With this tax credit, you can claim up to $50,000 in eligible renovation expenses and receive a refundable credit of up to 15 per cent of these expenses, up to $7,500.

It's not just about changing a house; it's about creating a welcoming space to keep your loved ones near, so you can provide them with support they need if they're eligible for the disability tax credit or are 65 years or older.

This could mean having your kids visit their grandparents for a movie night without leaving the yard, having weekly family dinners or dropping off groceries for each other.

Learn more and find out if you would qualify at canada.ca/cra-mhrtc.

www.newscanada.com



MARKET UPDATE

Orangeville Statistics - July

	July, 2025	July, 2024	% Change
# of Active Listings	170	120	41.67%
# of Homes Listed	100	82	21.95%
# of Sales	49	40	22.50%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	39	29	34.48%
Average Sale Price (all types)	$810,508	$809,059	0.18%
Detached	$928,383	$867,006	7.08%
Semi-Detached	$604,182	$697,500	-13.38%
Freehold Townhouse	$755,900	$752,250	0.49%

Orangeville Statistics - Year to Date

	Jan - July, 2025	Jan - July, 2024	% Change
# of Homes Listed	589	572	2.97%
# of Sales	234	280	-16.43%
List Price vs. Sale Price Ratio	98%	98%	0.00%
Average Days on Market	34	26	30.77%
Average Sale Price (all types)	$801,427	$824,494	-2.80%
Detached	$816,550	$798,527	2.26%
Semi-Detached	$658,436	$713,007	-7.65%
Freehold Townhouse	$709,208	$740,905	-4.28%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	170
Divided by Sales per Month	49
Months of Inventory	3.5

There is currently 3.5 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 - July

	July, 2025	July, 2024	% Change
# of Active Listings	497	405	22.72%
# of Homes Listed	247	225	9.78%
# of Sales	66	69	-4.35%
List Price vs. Sale Price Ratio	96%	82%	17.07%
Average Days on Market	28	31	-9.68%
Average Sale Price	$1,201,832	$1,529,855	-21.44%

Peel - Caledon Statistics - Year to Date

	Jan - July, 2025	Jan - July, 2024	% Change
# of Homes Listed	1,716	1,477	16.18%
# of Sales	441	511	-13.70%
List Price vs. Sale Price Ratio	96%	95%	1.05%
Average Days on Market	28	28	0.00%
Average Sale Price	$1,321,970	$1,345,352	-1.74%

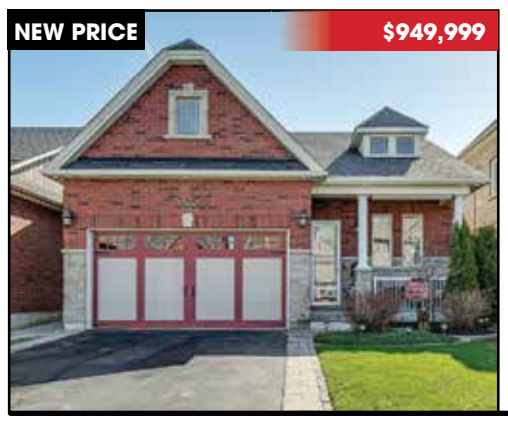
Buyers Market vs. Sellers Market

Current Number of Homes for Sale	497
Divided by Sales per Month	66
Months of Inventory	7.5

There is currently 7.5 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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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 apartment in the basement. Within walking distance to 2 schools, churches and west Alliston shopping complexes.

SCAN FOR MORE INFO



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 well maintained detached 3+1-bedroom, 2 Bathroom Family Ready Back Split priced at $849,000. The Kitchen dining area has a vaulted ceiling and overlooks the lower family room. The newly constructed composite deck connects the side yard to the fully fenced back yard for maintenance free living.

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RESALE HOMES COLLECTIONS

Update your kitchen without a reno

(NC) When it comes to home improvement on a budget, the kitchen can feel like a non-starter. Appliances, flooring and countertops are all expensive to switch out, and the amount of work is basically a renovation. But take a second look—you have kitchen DIY options that won't break your back or your budget. Try wallet- and work-friendly updates to these areas:

CABINET COLOUR

Replacing your cabinets is pricey and messy. But you'll amaze yourself with how much personality a fresh coat of paint can add to your kitchen. Brighten up dark doors to create a bright, clean and airy feel. Take plain white cabinets and drawers, and paint on a layer of mahogany sophistication. Feeling bold? Paint with a bright accent colour like red or blue to really let that part of your kitchen pop. Switch out the hardware to a new metal and you'll end up with completely new cabinetry.

THE LIGHTING

The great thing about swapping your lighting setup is that it will enhance all your other DIY choices. Go with a central hanging light for a classic feel, or a set of track lights to put the spotlight exactly where you want it. Many kitchens have an unused light fixture in the ceiling, so you can even add a second set of lights without having to worry about rewiring or tearing into the ceiling.

YOUR FAUCET

DIY that makes an impact doesn't have to mean everything but the kitchen sink. A new faucet is easy to install, and it can make a surprising difference to the feel of your kitchen. Look for one that matches form with function: a pull-down faucet will let you more easily keep the sink pristine, and if it uses Delta's Touch2O, you can turn it on with a tap anywhere on the faucet and avoid messy handles during meal prep. A timeless design with a modern feel can fit into just about any kitchen.

Find more information at deltafaucet.ca.

www.newscanada.com





Budget-friendly bathroom upgrades

(NC) Looking for inexpensive ways to bring your bathroom back to life? Here are seven tips from Donna Fraser, bath merchant at The Home Depot Canada, to make your bathroom feel new without breaking the bank.

DON'T RELOCATE

Running new pipes or moving existing ones can drive up your renovation cost. If possible, keep toilets, sinks and showers as close to their original locations as you can. If you must move something, sinks are generally the least expensive to reposition.

CHOOSE A SINGLE SPLURGE ITEM

If you plan to renovate around one stunning main focal point, you'll be able to get away with using lower-cost items elsewhere. If you want to make a statement with a mosaic floor tile, for example, use a more economical tile on the shower walls.

SWAP YOUR VANITY

Your cabinet is one of the main focal points of your bathroom. Replacing an older-looking model with a modern one, like a fluted Gluckstein Elements vanity, is a great way to easily update the look of the room. You can also paint a past-its-prime vanity and add new pulls to bring new life to your bathroom.

USE CONTRASTING TILES

A wall – or floor – of inexpensive tile looks rich in two-tone contrasting or complementary shades. A warm-tone checkerboard floor is a bold look that's trendy right now. You could even make it counter height so it becomes a casual backsplash to accent a simple pedestal sink.

PACK A PUNCH WITH PAINT

Paint is an inexpensive way to add drama. Popular this season is "paint drenching" which gives your entire room a cohesive and monochromatic look by painting the walls, ceiling and baseboards all the same colour. The technique has a sophisticated feel that gives low-cost, high-impact results – especially in a space like a small powder room.

LOOK FOR DEALS ON FAUCETS

You may love the look of nickel, but chrome offers a similarly modern accent at a much lower cost. Try not to focus on one specific brand either; provided you choose faucets in the same finish you can pick from different product lines and price points.

ACCESSORIZE

Stacking white towels is an economical way to get that boutique-hotel look, while pillar candles accented with a few fragrant soaps and fresh-cut flowers lend an air of tranquility without the spa price tag. Updating and upgrading low-cost items like towel bars, mirrors and the hardware on drawers and doors can breathe new life into an old bathroom, for a fraction of the cost of a full renovation.

www.newscanada.com

Pros and cons of a home equity line of credit

(NC) With the warm weather finally here, maybe you're considering installing a pool or doing those home renovations you've been dreaming about. Perhaps you want to get away and an RV or a cottage are at the top of your wish list.



A home equity line of credit (HELOC) is a quick and easy way to pay for such big expenses. But the long-term risks of HELOCs can outweigh their up-front benefits if you don't manage the loan well.

How do HELOCs work? HELOCs are secured by your home as a guarantee that you'll pay back the money you borrow. With a HELOC you can borrow money, pay it back and borrow it again up to a maximum credit limit. They use a variable interest rate, which means your payment amounts will change as the lender's prime interest rate goes up or down.

ADVANTAGES OF HELOCS:

- They offer easy access to credit.
- They have lower interest rates than other types of credit, especially unsecured loans and credit cards.
- You can pay back the money you borrow at any time without a penalty.
- You can borrow as much as you want, up to your available credit limit.

DISADVANTAGES OF HELOCS:

- It takes discipline to pay off a HELOC because you're usually only required to pay the monthly interest charges.
- Large amounts of available credit can make it easier to over-spend and carry debt for a long time.
- You will have to pay off your entire HELOC if you sell your home or want to switch your mortgage to another lender.
- The amount you owe on your HELOC reduces the equity in your home.
- Your bank could take possession of your home if you miss payments.

Before you take out a HELOC, make sure you consider the risks and have a repayment plan. If your lender is a federally regulated bank, they must offer and sell you products and services that are appropriate for you, based on your circumstances and financial needs. They must also tell you if they assess that a product or service isn't appropriate for you. Don't hesitate to ask questions and make sure you understand the product offered to you.

Find more information at canada.ca/money.

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THE ORANGEVILLE & DISTRICT REAL ESTATE BOARD

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.

July shows spike in regional real estate sales

It has been a slow year for the real estate market in the region with prices dropping and sellers forced to wait longer to sell their property.

AT THE CURRENT TIME, a seller must be prepared and remain patient as houses are no longer selling overnight.

There are a lot of reasons that factor into this current trend.

However, there is good news this summer as July saw a sudden increase in all local markets.

Traditionally, the summer is a slower period for real estate following a usually robust spring market.

Many potential buyers put off looking for property during the summer as they get distracted by the warm weather and take holidays. Other buyers simply prefer to start looking again in the fall when kids are heading back to school and job situations may change.

The fact that there was a federal election in April also contributed to a slower market. Many buyers wait for the outcome of a federal or provincial election before making the decision to buy.

They may be concerned about things like the way interest rates will be moving or other policies a newly elected government may enact regarding property sales.

Traditionally, elections always result in slower sales during the process of electing a new government.

The past 18 months have not produced great results for sellers – at least not in the same way previous years' markets saw a seller's market with potential buyers lining up to make bids on a property.
In Caledon, sales are down 13 per cent compared to the same time last year. The slump in the market also resulted in housing prices dropping around 21 per cent.

However, in July, sales were down by only 4 per cent which is good news.

Total inventory in Caledon is currently at 7 months, meaning there is a definite buyer's market in the area.

Dufferin County saw sales drop 19 per cent compared to the same time last year. However, July was promising with a sudden increase in sales of 17 per cent.

The market in Orangeville has followed the trend.

Year-to-date sales were down 16 percent compared to this time last year.

It was again July that showed a lot of promise as sales suddenly spiked 22.5 per cent.

The Orangeville market is also showing a different trend than other areas in terms of prices.

Housing prices in Orangeville have hit a plateau and have remained flat. There has been some up and down movement.

Some semi-detached homes have seen their selling price decrease by around 13 per cent. At the same time, fully detached houses have seen an increase of around 7 per cent in sale prices.

The fact that prices remain fairly constant in Orangeville is not a surprise. During the meteoric rise of housing prices when COVID was a concern, the market hit a point where it simply could not go any higher.

Buyers could not afford to borrow larger amounts of money, and banks would not lend huge amounts of money for a mortgage on a house that was appraised at far lower than the asking price.

In Orangeville, the current inventory is for around 3 and a half months. This figure means Orangeville has more of a balanced market than other centres in the region.

Overall, the spike of sales in July is a positive sign, meaning buyers are again starting to look seriously for a new home.

-Written by Brian Lockhart



Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - July

	July, 2025	July, 2024	% Change
# of Active Listings	334	275	21.45%
# of Sales	41	35	17.14%
Average Sale Price	$1,073,339	$1,098,869	-2.32%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - July, 2025	Jan - July, 2024	% Change
# of Sales	212	262	-19.08%
Average Sale Price	$1,045,103	$1,060,137	-1.42%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	334
Divided by Sales per Month	41
Months of Inventory	8.1

There is currently 8.1 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

July 2025 vs. July 2024
The number of active listings in Dufferin (excluding Orangeville) increased by 21.45% in July 2025 over the same month in 2024. The number of homes sold increased by 6 homes or 17.14% in July 2025. Average sale prices decreased by 2.32%.

Year to Date 2025 vs. Year to Date 2024
The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 262 to 212, which is an decrease of 19.08%. Average sale prices were down by 1.42%.

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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$1,199,000

Raised Bungalow.
Approx. 1/2 Acre Lot
in Caledon East. Updated
& Renovated. No rear neighbours.
Multiple patio areas. Landscaped
gardens. Mature Grounds.
Meticulously maintained.
Peace & privacy.
Pride of ownership.

15 VALEWOOD DR. CALEDON



$1,199,000

Stunning Church Conversion
w/ Sep. Studio Apartment!
Gourmet kitchen Perfect
for entertaining.
Studio apartment for
in-laws or rental income.
A must-see for those seeking
something extraordinary!

63011 DUFFERIN COUNTY RD 3. EAST GARAFRAXA



$1,125,000

Detached 4-Level Side Split
58 x 130 ft Lot w/ Heated Pool.
Spacious & private backyard oasis.
Bright & inviting layout w/
multi. living areas. Pride of
ownership is evident throughout.
Wonderful opportunity to move into
a well-loved home in a great area.

325 KINGSVIEW DR. BOLTON



$559,000

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!

475 BRAMALEA RD #195 BRAMPTON



$1,599,000

Fieldstone Community All-Brick
Bungalow Showcases True Pride
of Ownership. 4 Bdrms & 4 Fully
Reno'd Baths, Hdwd Floors T/O,
Updated Gourmet Kitchen w/ all-new
SS Appliances, Open-Concept
Living Space & Much More... Lrg Patio,
3-Car Garage, Lrg Drive & Close to
Amenities. Move In & Enjoy.

33 STONEGATE AVE. MONO

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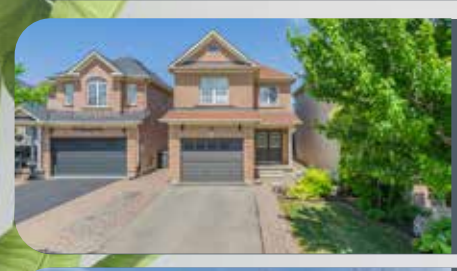
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CHERYL ROBB
SALES REPRESENTATIVE

FEATURE PROPERTY OF THE MONTH!



7 Wallace Ave, Palgrave
Full of warmth and original character, this timeless property features vintage wood floors, high ceilings, and beautiful period details throughout. 3 bed, 2 bath, large yard and detached garage with storage. $968,500



75 Tarquini Cres Bolton
Turnkey, beautifully renovated 3-bedroom + loft home features open-concept main floor, elegant hardwood flooring and pot lights throughout, creating a warm and modern ambiance. Custom upgrades by FM Contracting throughout! $1,279,000



2 Littlebrook Lane, Caledon East
Nestled in an exclusive enclave. Stunning family oriented home designed to impress even the most discerning buyers! $1,297,000



91 King St W Bolton
A Rare Century Home Treasure in the Heart of Downtown Bolton! Step into timeless elegance; beautifully preserved and thoughtfully updated 1897 two-storey home $925,000



69 King St W Bolton
Mixed-Use Century Home, Institutional Zoning. Ideal for investors, business owners, or anyone looking to earn rental income in a high-demand area. $889,000 or $2,150/month for upper level 2 bed apartment

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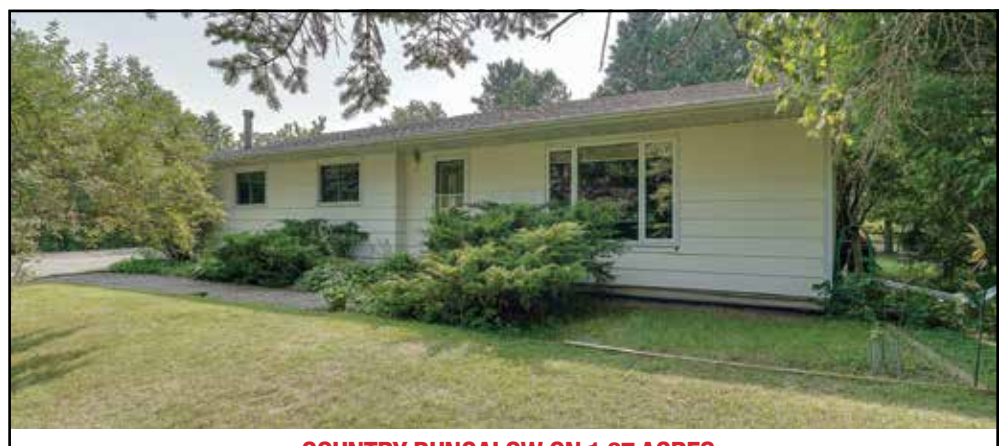
Our Award Winning agents have over 80 years of combined experience at your service! Caledon, Mono, Adjala and surrounding areas.



REBUILT CENTURY CHARM ON 5 SCENIC ACRES

- 3 bedrooms, 2 bathrooms, 1.5 storey home
- Every essential home system has been updated
- Completely rebuilt from the studs in 2008-2009
- Reclaimed wide plank floors, vaulted ceilings, screened porch
- Solid wood doors, stylish light fixtures, oversized windows
- Geothermal heating, high efficiency wood stove
- Rare blend of historic character with modern comfort
- Located on one of Caledon's most scenic roads

2651 FORKS OF THE CREDIT ROAD, CALEDON $1,349,000



COUNTRY BUNGALOW ON 1.37 ACRES

- Minutes to Tottenham & Bolton
- 3 bedroom, 2 bath bungalow
- Set well back from the road for privacy
- Rural living with access to commuter routes
- Partially finished basement with rec room
- Det 2-car garage + attached heated shop
- Plenty of room for hobbies, projects, or storage
- Family-Friendly Lot with Tree House

1290 COUNTY ROAD 50, ADJALA $1,099,000



PRIVATE SKI CHALET-STYLE RETREAT IN MONO

- 1.5 storey home with 4 bedrooms & 2 bathrooms
- Open concept kitchen/living areas, main floor laundry
- Over 8 acres of private, picturesque, flat, usable land
- Beautiful stone exterior, heated detached 3 car garage
- Gated entry plus second driveway access
- Country living with all the modern conveniences
- Perfect for full time residence or weekend escape
- Just minutes to Orangeville or Alliston

6 SHELL CRESCENT, MONO $1,399,000



WELCOME TO YOUR COTTAGE ON THE WATER IN CALEDON

- Over 300 ft of shoreline, floating dock, sand beach
- On a private road & exclusive community
- Beautiful, modern 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

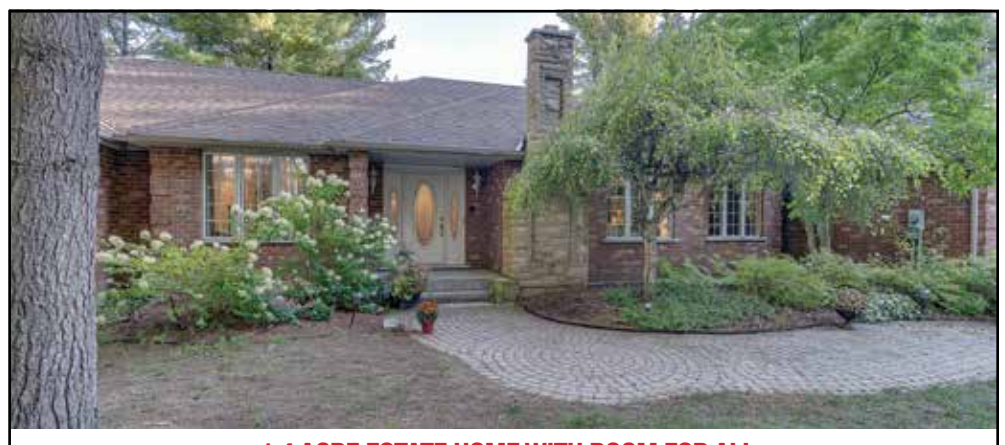
143 GREEN LAKE ROAD, CALEDON $1,949,000



CENTURY HOME STEEPED IN HISTORY WITH SPACE TO GROW

- 1.5 storey home featuring 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 capable of housing 12 cars
- More than a home, a piece of history with a future

20643 KENNEDY ROAD, CALEDON $1,199,000



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



1.72 ACRE LOT ON THE CREST OF CALEDON MOUNTAIN

- South tip of Caledon Village
- Long private driveway
- Century home, needs restoration
- Walkout lower level
- 2 car garage/workshop
- Private lot with mature trees
- Convenience of natural gas
- Great commuter's location

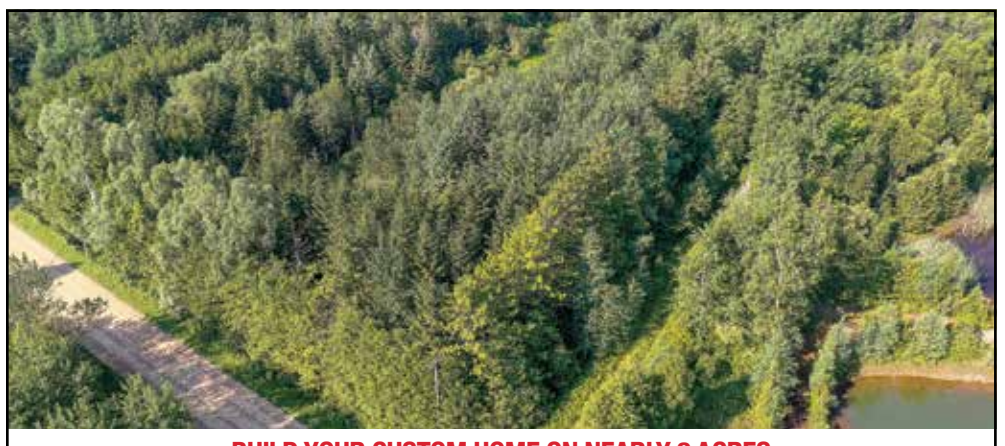
17632 Hurontario St., Caledon Village $899,000



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



BUILD YOUR CUSTOM HOME ON NEARLY 2 ACRES

- Vacant treed lot with mix of spruce & pine trees
- Exceptional privacy & natural beauty
- Just north of County Road 109, 10 minutes to Orangeville
- Nearby walking, hiking or biking trails
- Fiber optic internet located at roadside
- School bussing is available for local families
- Get away from the hustle & bustle of the city
- Don't miss this opportunity to create your dream home

333130 7th Line, Amaranth $499,700



A RARE OPPORTUNITY TO BUILD YOUR DREAM HOME

- 25 acres of beautiful land to create your getaway
- Midway between The Devil's Pulpit & The Paintbrush
- 30 mins to the Airport for commuting
- Explore Mars-like Badlands or 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