RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
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HILARY MATTHEWS

A trusted and reliable real estate broker with a unique edge for sellers



When you have decided to buy a new property or put your current home up for sale, it is important to have a real estate broker who is knowledgeable, experienced, and understands your needs to help you get through the entire transaction.

Real Estate Broker Hilary Matthews was born and raised in the hamlet of Glen Williams where she grew up appreciating the niceties and friendliness of small town living.

Hilary moved to Bolton where she purchased the Guardhouse-Goodfellow home and is currently working on restoring and updating the property, while keeping its original charm. She appreciates the similar small town atmosphere of Caledon and the genial nature of local residents.

She works with Harvey Kalles Real Estate Ltd., based on Avenue Road in Toronto. This has provided her with big city experience and a wide exposure to a large real estate market.

Although Hilary enjoys working for a brokerage built on trust, integrity, and service, and appreciates that working with this brokerage allows her to market her properties to the top agents in Toronto, with access to buyers looking to get out of the city, she has always lived and worked in the more rural areas.

Hilary entered the world of real estate sales after gaining valuable experience in related fields.

She is a qualified interior decorator and has considerable experience with renovating and refurbishing properties.

Hilary holds the Certified Luxury Home Marketing Specialist™ and RESA Certified Staging Advocate™ designations.

Ranked in the top 3% for total value of MLS homes sold in the slow August 2025 market, she has won multiple awards for her sales experience.

"I renovated a few of my own personal houses," Hilary explained. "When I was completing my second house, I really realized how much I liked working in the field of real estate renovations. I knew I wanted to turn this into a career."

That experience provided an easy transition for Hilary when she decided to go into real estate full-time.

Hilary has developed a unique program to help her clients when they want to sell a home that may be a little older or could use some fixing up to help with the sale, and to get her clients the best sale price possible.

"My reno-and-refresh program offers remodeling or touching up before you sell" Hilary explained. "This is for a variety of clients from those who may have not completed any upgrades over the years, who never finished their own DIY projects, or who may have small children and pets and who's homes have experienced the normal wear-and-tear of every day living. My team covers the costs of these fixes upfront until the house sells, that way you do not have to reach into your own pocket. This allows the homeowner to relax knowing that we have your back and are going to do everything possible to get your home sold fast."

Hilary's past work with renovations and years working with buyers and sellers means she has the knowledge to visit a home and make suggestions on which areas may need updates or improvements that will help with the sale.

This could be anything from minor touch-ups like paint, or larger projects like renovating a kitchen that hasn't been changed since the 1970s.

Hilary is knowledgeable of the schools, recreation facilities, sports groups, clubs, and shopping areas in close proximity to a neighbourhood and can help guide a home buyer to an area that will enhance their lifestyle. She also knows the areas that may present unseen problems, like properties on a floodplain, or other issues that may not be readily apparent.

For those who are considering a move to the country to enjoy a rural lifestyle, there are a lot of things to consider – especially for people who have never experienced country living.

Hilary can advise clients on the challenges that come with rural property ownership such as septic systems, heating options, wells, rural snow removal, and coexisting with nearby farms.

Hilary has an expert marketing team that makes sure her client's property has full exposure to a wide market.

As a real estate professional, Hilary has gained a reputation as a trusted, knowledgeable, and friendly realtor who has a passion for her work and helps her clients achieve their real estate goals.

She is involved in the community and donates to Sick-Kids Hospital and the Caledon Animal Shelter. Hilary is an animal lover, particularly dogs, and believes in adopting when possible.

"I really do put in the extra effort," Hilary explained of her dedication to her profession. "If it has to be done, I'm there to do it. I know my strengths and weaknesses so I have a very good team of marketers, administrators, and contractors behind me, but I work with clients one-on-one from a real-estate perspective. I believe a first impression on your home is very important. That's why I'm not afraid to explain what needs to be done to show my clients home in the best light. I pride myself on being extremely thorough, carefully explaining the process to those who may not buy and sell properties very often, as it can seem very daunting and overwhelming – especially to a first-time buyer or seller."

You can learn more by visiting online at www.hilary-matthews.com, or call direct at 647-354-9056.

Written by Brian Lockhart


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RESALE HOMES COLLECTIONS

ONTARIO REAL ESTATE AND MORTGAGE MARKET: facing the reckoning



A MARKET AT A CROSSROADS

Over the past decade, the Ontario real estate market—especially in cities like Toronto, Ottawa, and surrounding regions—defied gravity. Soaring home prices became a fixture of headlines, and property became a focus for wealth-building among families and investors alike. However, as of 2024, it is clear that the landscape is shifting. The market is grappling with the consequences of overvaluation, broader economic headwinds, and structural challenges that are not easily remedied by lower interest rates or short-term policy fixes.

THE DECADE OF SURGING PRICES

To understand today's Ontario real estate market, it's crucial to look at the context of the last ten years. From 2014 to early 2022, Ontario saw unprecedented growth in property values. This was driven by low interest rates, high demand outpacing supply, immigration, and the perception that real estate is a "safe bet" for investment. Cities like Toronto saw average home prices double or even triple over the period, outpacing average income growth and making home ownership increasingly difficult for first-time buyers.

But rapid price growth brought its share of problems—housing affordability became a flashpoint, and the market grew increasingly disconnected from fundamentals like wage growth and the underlying strength of the broader economy.

2022-2024: THE TIDE TURNS

Over the last two years, the Canadian economy has faced mounting uncertainties. Inflation surged post-pandemic, prompting the Bank of Canada to raise interest rates at the fastest pace in decades. This resulted in a sudden cooling: borrowing costs soared, and the once red-hot housing market started to lose steam.

In Ontario, sales volumes declined, listings increased, and price growth plateaued, or even slipped in some neighbourhoods. Homeowners with variable-rate mortgages faced higher monthly payments, squeezing disposable income and spending.

THE BROADER ECONOMIC PICTURE

Current economic conditions reinforce the sense that the market will not rebound quickly. Tariffs, global trade disruptions, and uncertain geopolitics have stymied exports and job growth. Meanwhile, weakness in government leadership—an issue noted by both economists and the general public—has resulted in policy indecision on everything from housing supply to immigration and fiscal support for Canadians struggling with rising costs.

Add to this the lingering effects of COVID-19-era stimulus, inflation that has proven stickier than expected, and a labour market that's shifted but not fully recovered, and it's easy to see why confidence in a fast real estate rebound remains low.

INTEREST RATES: NOT A SILVER BULLET

Many sellers, buyers, and even some policymakers have pinned hopes on a return to lower interest rates as a solution. After all, cheap borrowing fueled much of the price escalation in the last cycle. Yet the situation has changed. While the Bank of Canada has gradually lowered rates throughout 2025, several factors limit their impact this time around:

ECONOMIC CAUTION: Households are stretched after years of high prices and inflation. Even with slightly lower rates, buyers are wary of overextending.

TOUGHER LENDING RULES: Banks are more conservative with mortgage lending, demanding higher down payments and strict stress testing, reducing the pool of eligible buyers.

WAGE STAGNATION: Incomes have not kept pace with home price growth. Affordability remains an issue even if rates fall by a percentage

– Provided by Dwight Trafford

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MARKET UPDATE

Orangeville Statistics - October

	October, 2025	October, 2024	% Change
# of Active Listings	138	128	7.81%
# of Homes Listed	80	76	5.26%
# of Sales	33	33	0.00%
List Price vs. Sale Price Ratio	98%	98%	0.00%
Average Days on Market	38	27	40.74%
Average Sale Price (all types)	$738,567	$786,058	-6.04%
Detached	$838,688	$887,232	-5.47%
Semi-Detached	$663,000	$619,250	7.06%
Freehold Townhouse	$647,357	$671,643	-3.62%

Orangeville Statistics - Year to Date

	Jan -October, 2025	Jan -October, 2024	% Change
# of Homes Listed	842	806	4.47%
# of Sales	336	366	-8.20%
List Price vs. Sale Price Ratio	98%	98%	0.00%
Average Days on Market	35	27	29.63%
Average Sale Price (all types)	$790,378	$816,885	-3.24%
Detached	$752,409	$768,409	-2.08%
Semi-Detached	$650,858	$699,813	-7.00%
Freehold Townhouse	$702,794	$726,795	-3.30%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	138
Divided by Sales per Month	33
Months of Inventory	4.2

There is currently 4.2 months of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

October 2025 vs. October 2024

The number of active listings in Orangeville increased by 7.81% in October 2025 vs. October 2024. 4 more listings came on the Toronto Regional Real Estate Board in October 2025 vs. October 2024, which is an increase of 5.26%. The number of homes sold increased remained the same in October 2025 vs. October 2024. The average days on the market increased from 27 days to 38 days. Average sale prices were down by 6.04%.

Year to Date 2025 vs. Year to Date 2024

The number of homes listed in Orangeville, year-to-date increased from 806 to 842, which is an increase of 4.47%. The number of homes sold decreased from 366 to 336 which is a decrease of 8.20%. The average days on the market increased from 27 days to 35 days. Average sale prices were down year over year by 3.24%.

Peel - Caledon Statistics - October

	October, 2025	October, 2024	% Change
# of Active Listings	476	384	23.96%
# of Homes Listed	229	222	3.15%
# of Sales	71	87	-18.39%
List Price vs. Sale Price Ratio	96%	96%	0.00%
Average Days on Market	30	28	7.14%
Average Sale Price	$1,150,359	$1,373,715	-16.26%

Peel - Caledon Statistics - Year to Date

	Jan - October, 2025	Jan - October, 2024	% Change
# of Homes Listed	2,471	2,096	17.89%
# of Sales	627	716	-12.43%
List Price vs. Sale Price Ratio	96%	95%	1.05%
Average Days on Market	29	29	0.00%
Average Sale Price	$1,264,723	$1,332,056	-5.05%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	476
Divided by Sales per Month	71
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.

October 2025 vs. October 2024

The number of active listings in Caledon increased by 23.96% in October 2025 over the same month in 2024. The number of listings that came on the Toronto Regional Real Estate Board in October 2025 vs. October 2024 increased by 7 homes or 3.15%. The number of homes sold decreased by 16 homes or 18.39%. The average days on the market increased from 28 days to 30 days. Average sale prices were down by 16.26%.

Year to Date 2025 vs. Year to Date 2025

The number of homes listed in Caledon, year-to-date increased from 2096 to 2471, which is an increase of 17.89%. The number of homes sold decreased by 89 homes or 12.43%. The average days on market remained the same at 29 days. Average sale prices were down by 5.05%

Simcoe - New Tecumseth Statistics - October

	October, 2025	October, 2024	% Change
# of Active Listings	300	253	18.58%
# of Homes Listed	154	127	21.26%
# of Sales	51	58	-12.07%
List Price vs. Sale Price Ratio	95%	98%	-3.06%
Average Days on Market	37	33	12.12%
Average Sale Price	$773,215	$896,110	-13.71%

Simcoe - New Tecumseth Statistics - Year to Date

	Jan - October, 2025	Jan - October, 2024	% Change
# of Homes Listed	1,453	1,282	13.34%
# of Sales	431	537	-19.74%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	37	34	8.82%
Average Sale Price	$863,614	$895,418	-3.55%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	300
Divided by Sales per Month	51
Months of Inventory	5.9

There is currently 5.9 months of inventory on the Market in New Tecumseth.
In a Buyers Market, there is normally more than 6 months worth of inventory.

October 2025 vs. October 2024

The number of active listings in New Tecumseth increased from 253 to 300 homes or 18.58% in October 2025 over the same month in 2024. The number of listings that came on the Toronto Regional Real Estate Board increased from 127 to 154 or 21.26% in October 2025 vs. October 2024. The number of homes sold decreased by 7 homes or 12.07%. The average days on the market increased from 33 to 37 days or 12.12%. Average sale prices decreased by 13.71% in October 2025 over October 2024.

Year to Date 2025 vs. Year to Date 2024

The number of homes listed in New Tecumseth, year-to-date increased by 171 homes or 13.34%. The number of homes sold decreased by 106 homes or 19.74%. The average days on the market increased by 3 days. Average sale prices were down year over year by 3.55%

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5 Tips to prepare your home for winter

(NC) As we begin to embrace the cozy season ahead, it's important to remember that winter brings harsh weather conditions that may threaten our homes. Taking proactive measures against winter weather can help reduce energy usage and prevent costly repairs.

With the days growing shorter and the air turning crisp, homeowners can start preparing for the heating season with a few simple tips:

UPGRADE YOUR THERMOSTAT

Consider upgrading to a smart thermostat, like the Honeywell Home T9 Smart Thermostat, which offers a variety of energy saving and comfort features such as the ability to schedule temperatures to be higher during the day and lower at night. Many smart thermostats also feature sensors that allow you to set ideal temperatures for different rooms in the house, saving energy and utility costs.

SCHEDULE A PROFESSIONAL INSPECTION OF YOUR HVAC EQUIPMENT

Professional maintenance keeps your HVAC system operating at peak performance. This service will also include inspecting for cracks, which could potentially lead to carbon monoxide seeping into your home. Preventative maintenance extends the life of your heating and cooling systems while potentially saving you money in emergency repairs.

PROTECT YOUR PIPES FROM FREEZING TEMPERATURES

Insulating exposed plumbing and shutting off exterior faucets for the season can help prevent catastrophic leaks and flooding. For added protection, consider installing a leak detector, like the First Alert L1 Water Leak and Freeze Detector, in areas like the basement, laundry room and utility closets.

BALANCE YOUR HUMIDITY WITH A HUMIDIFIER

A humidifier creates a pleasant indoor environment that's easier on your skin and hardwood floors.

SEAL GAPS AROUND WINDOWS AND DOORS

Sealing window and door gaps with caulking is a simple DIY project that can help keep the heated air in and the cold air out.

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This architect-designed country estate combines outstanding craftsmanship with natural surroundings. The main residence offers approximately 5,171 sq ft (inc. LL), featuring large windows that provide expansive views of the property and abundant natural light. The newly renovated kitchen connects seamlessly with the dining room and screened-in dining porch, offering multiple inviting areas to dine and entertain. The sunken living room with a stone fireplace serves as a warm focal point. A main-floor bedroom with an ensuite provides flexibility for guests or multi-generational living. The upper level includes a primary suite with a fireplace, double walk-in closets, and a renovated ensuite with a standalone tub and an adjacent office. A second bedroom with an ensuite completes this level. The walk-out lower level includes a media room, office, bedroom, bathroom, sauna, and storage. Exterior features include a spring-fed pond, tennis court, four-stall barn with paddocks, and miles of walking and or riding trails. A three-car garage and a charming one-bedroom coach house round out this exceptional property.



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RESALE HOMES COLLECTIONS



PROS AND CONS of open concept floor plans

Open floor plans that make it easy to move through primary living and entertaining areas have been popular for decades. Open concept floor plans join the dining room, kitchen and living (great) room into a communal space where sight lines are maximized and walls are minimal.

According to JJones Design Co., the origins of open concept floor plans may be traced to the deaf community. An open layout allows for better visual communication and awareness of one's surroundings, and some deaf individuals modified their kitchen and living spaces to facilitate more room for social gatherings and signing. Nowadays, it's nearly impossible to find a new construction with closed-off rooms. Here's a look at some of the pros and cons of having an open-concept home.

BENEFIT: Open concept plans make small spaces feel bigger. When smaller homes are broken up by walls, they can seem even smaller. By tearing down walls, one can trick the mind into thinking there is more square footage.

DRAWBACK: The space may feel too large. An open concept floor plan in a large home can make interior spaces feel cavernous. A cozy home can be difficult to achieve with fewer walls.

BENEFIT: Open concept plans facilitate the flow of natural light. Without walls to break up rooms, homeowners can maximize light coming in through their windows. This also may help to brighten darker rooms that do not get as much natural light.

DRAWBACK: Privacy can be hard to achieve. Unobstructed views from windows and doors can make it more challenging to create privacy when desired. When window shades are open, passersby can see into a home. Also, sunlight may end up wearing out flooring and furniture throughout the home.

BENEFIT: Open floor plans allow more space to spread out when entertaining. One of the biggest plusses of open floor plans is that it makes it easier to host crowds. Guests can enjoy the communal space, while hosts can still interact with friends and family even while preparing meals in the kitchen.

DRAWBACK: Homeowners will likely need to do more cleaning ahead of hosting guests, as multiple rooms will be on display. Also, cleanup afterwards may be more arduous since guests have spent time in multiple spaces.

BENEFIT: Open concept plans can improve property value. The home renovation experts at The Spruce note open floor plans are desirable and increase the value of a home by up to 7.4 percent a year.

DRAWBACK: Some home buyers are beginning to shy away from open floor plans. This may have been prompted by stay-at-home requirements during the COVID-19 pandemic, when multiple family members were working and doing school work at home. In that environment, an open-concept layout didn't provide the privacy or distraction-free spaces residents may have needed.

Open floor plans have been around for more than 30 years, but they aren't everyone's cup of tea. The pros and cons of this design style merits consideration when renovating or shopping for a home.

FEATURES OF INDUSTRIAL DECOR

Home decor is as varied as the people who decorate their homes. Some people prefer traditional styles while others gravitate toward country or coastal. Industrial decor is another unique style that can set homes apart.

The Interior Design Institute says industrial design is known for its raw beauty and functional charm. Industrial design continues to be a popular choice that evolves with each new generation. Industrial design pays homage to warehouses and city centers. For those looking to impart a new look to their homes, industrial chic may be the right fit. The following are six notable characteristics of this unique style.

NEUTRAL COLORS:
Whites, grays, blacks, and neutral tones of brown feature prominently in industrial design. However, accent colors like red, blue or green also may be used.

SENSE OF SPACIOUSNESS:
Industrial design harkens back to vast, open warehouses. Open floor plans are part of the design, as are tall ceilings and large windows.

EXPOSED WOOD OR STEEL BEAMS:
Showing the "bones" of the building is on brand for industrial design. Expect exposed steel or wood beams in the ceilings. Additional exposed structural elements include ducts, brick and pipes.

RECYCLED ELEMENTS:
Industrial decor may utilize reclaimed or recycled materials, such as salvaged wood, concrete, pieces of metal, or even stone.

NATURAL LIGHT:
Industrial decor utilizes large windows to let in plenty of natural light. This can counteract the harsher lines of the exposed materials and graphic lines of the style.

EDISON BULBS:
Edison bulbs that hang individually or in decorative groups as a chandelier are another common element of industrial design. Metal domes or pendant lights also can be incorporated for a more covered look.

Industrial design is alive and well in the hearts of modern homeowners who enjoy it as a wholly unique design and architectural style.



Tips to make a living room a more comfortable

A kitchen is widely recognized as the most popular room in a home. Though it might be true that the hustle and bustle of home life runs through the kitchen, many a memory is made in the living room as well.

Living rooms tend to be go-to spaces for family movie nights, game watches with fellow fans and places to gather during holiday celebrations. That's a lot of quality time spent in the living room, and those moments can be more enjoyable if the space is as comfortable as possible. With that in mind, people can consider various ways to make living rooms more comfortable.

• PRIORITIZE COMFORT OVER AESTHETICS
In an era of Instagram, it's easy to fall head over heels with images when designing a living room. Aesthetic appeal certainly has its place in a living room, but it's important to remember how much living will be done in these rooms when designing them. Comfortable couches and furnishings like ottomans can make it easier to relax in the living room whether you're watching a movie, cheering on your favorite team or reading a book.

• ENSURE THERE'S AMPLE SEATING
It can be hard to feel comfortable in cramped quarters whether you're welcoming friends and family into your home or simply lounging around on Sunday mornings. If comfort is your top priority, arrange the room so there's ample seating throughout and people don't feel like they're sitting on top of one another when spending time in the room.

• CONSIDER NEUTRAL PAINT COLORS
Furnishings are not the only things that can affect how comfortable people feel in a living room. The home improvement experts at The Spruce note that neutral paint colors with warm undertones help to establish a cozy feel in a living room. Various shades of white, beige, tan, or even gray can help to establish a warm, comfortable vibe in a living room.



• INCORPORATE THE OUTDOORS INTO THE ROOM
The great outdoors can have a calming effect on anyone, so it makes sense that incorporating the outdoors into a living room can make the space feel more comfortable. Furnish the room with plants and look for items with earth-toned furnishings to create a calm and comfortable vibe in the space. In addition, new windows that allow for more natural light and offer views into a yard can help lift spirits and make the room feel more comfortable.

A comfortable living room is a space where people will want to spend their time. A few simple strategies can help create an inviting and comfortable vibe in any living room.



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RESALE HOMES COLLECTIONS



How to boost home value before selling

People considering buying or selling a home are facing a unique market. The real estate market has been in flux for several years, and high interest rates have made it more expensive to borrow.

The Mortgage Bankers Association is projecting that 30-year mortgage rates will level out to 6.5 percent for the foreseeable future. That means that people who have been waiting for changes in the real estate market could be disappointed, and hesitant buyers may finally just bite the bullet and buy even if mortgage rates are not where they hoped they'd be in 2025. Homeowners with properties they are considering listing for sale would be wise to make certain changes that will help garner the best prices from buyers.

MAKE KITCHEN AND BATH IMPROVEMENTS

The kitchen is the heart of many homes. Real estate agents may recommend that homeowners make minor to moderate kitchen upgrades like resurfacing cabinets, upgrading countertops and changing fixtures or hardware to give the room an overhaul.

Homeowners also should look to bathroom updates as smart investments that can improve home value. Katie Severance, author of The Brilliant Home Buyer, characterizes kitchens and baths as "money rooms" that add the most value to a home.

DECLUTTER THE HOME

Homeowners should clean out items they no longer need. Decluttering can make a space feel bigger, which is beneficial in a market where open concept floor plans remain popular among home buyers.

When buyers walk through a prospective home, they want to envision themselves living there, something that is more easily done if the home isn't overrun with the current homeowner's belongings.

GET TO PAINTING

Painting a home is a cost-effective renovation with a lot of oomph. Freshly painted rooms appear clean and updated, says HGTV, and that can appeal to buyers. Homeowners should choose neutral colours to accommodate the widest array of potential buyers.

IMPROVE THE LANDSCAPING

The exterior of a home is the first thing potential buyers will see as they roll up to view a property or look at a listing online. Homeowners should start by evaluating and enhancing the landscaping. Ensure the lawn is well-maintained and add plants that provide colour without a lot of maintenance.

EXPAND USABLE SPACE

Homeowners can think about adding to the usable space in a home. This translates into finishing basements or attics or even converting garages to rooms. Or it may involve adding a three-season room.

Homeowners can consider a number of improvements to increase the resale value of their properties.





Winter fire safety:
Keeping your home safe and warm

(NC) As winter approaches, our homes become cozy retreats. However, the use of various sources of heating can increase the risk of fires. Here are some practical tips to help keep your home safe:

CHECK SMOKE DETECTORS

Smoke detectors should be tested monthly and batteries replaced twice a year. You may consider upgrading to a 10-year lithium battery.

KEEP FLAMMABLES AWAY FROM HEAT

Maintain at least one metre (three feet) of clearance around heat sources.

USE SPACE HEATERS SAFELY

Plug them directly into a wall outlet (i.e. do not use extension cords) and turn them off when not in use.

MAINTAIN YOUR FIREPLACE

Have it inspected and cleaned regularly, and use a sturdy screen to block embers from entering the living area.

CREATE AN EMERGENCY PLAN

Ensure everyone knows how to exit each room in the house, preferably multiple way to leave if possible.

BE CAUTIOUS WITH CANDLES

Never leave them unattended; consider flameless alternatives.

USE CAUTION WITH HOLIDAY DECORATIONS

Inspect electrical decorations and avoid plugging too many things into the outlets.

Even with the best precautions, accidents can happen. Find more advice on how to keep your home safe and cozy at belairdirect.com.

www.newscanada.com



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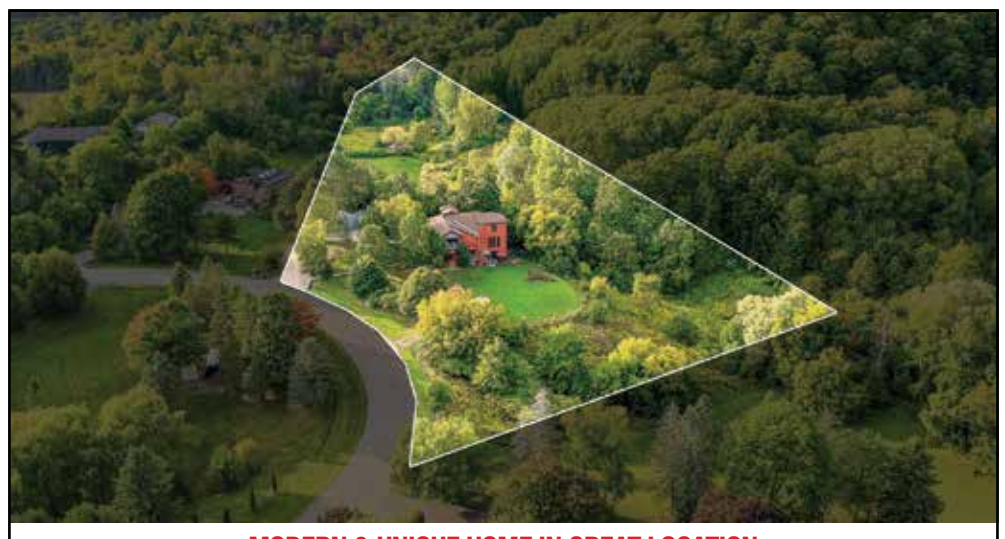
It's the MARKETING, the EXPOSURE, the RESULTS!

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



3 BEDROOM BUNGALOW ON PRIVATE 1.37 ACRES

- Minutes to Tottenham & Bolton
- Set well back from the road for privacy
- Rural living with easy access to commuter routes
- 2 bathrooms, combined kitchen/dining areas
- 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
- Escape the city, embrace the space
- 1290 County Road 50, Adjala $999,000



MODERN & UNIQUE HOME IN GREAT LOCATION

- Large 2 story home w/ 5+1 bedrooms & 5 baths
- Modern kitchen w/ pantry & massive island
- Granite counter tops, 2 dishwashers, double ovens
- Primary with balcony overlooking forest has unique 8 piece his/her ensuite
- Living room has vaulted ceiling, skylight & fireplace
- Finished basement w/ kitchen, bedroom & 2 baths
- 4.09 acres, 4 car garage, 2nd driveway & landscaping
- Private outdoor deck, patio and screened porch
- 21 Bartley Dr., Caledon $2,499,000



SET ON 50 GENTLY ROLLING ACRES

- Bungaloft 4 (2+2) bedrooms & 3 bathrooms
- Normerica post-and-beam home
- Open concept with soaring ceilings
- Main Floor Primary with 3 piece ensuite
- Finished 9' ceiling walkout basement
- 3 tier pond with waterfalls, large decking
- Spectacular views to the east and west over the valley
- Barn, 30'x72' drive shed & Quonset Hut
- 954461 7th Line, Mono $2,549,900



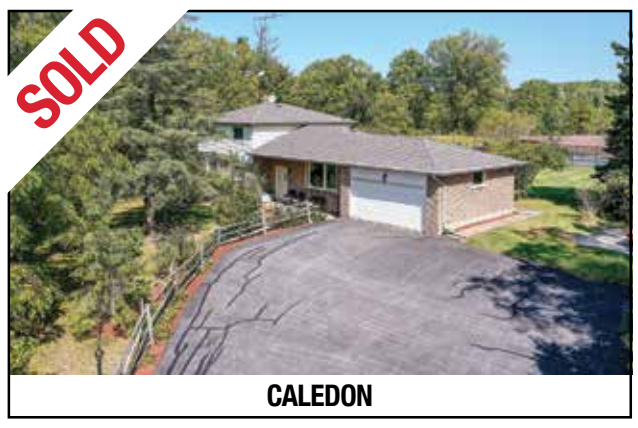
CENTURY HOME STEEPED IN HISTORY ON 2 ACRES

- 1.5 storey home featuring 2 bedrooms & 2 bathrooms
- Kitchen open to great room with high ceilings
- Radiant in-floor heating & custom island
- Rustic wood floors, exposed brick & cozy wood stove
- Large primary bedroom & family bathroom
- Tree-lined lot just 5 minutes from Orangeville
- Mature fruit trees & raised garden beds
- 40x60 steel Quonset hut w/ 12 car capacity
- More than a home, a piece of history with a future
- 20643 Kennedy Road, Caledon $1,199,000

SOME OF OUR SOLDS IN 2025



CALEDON VILLAGE



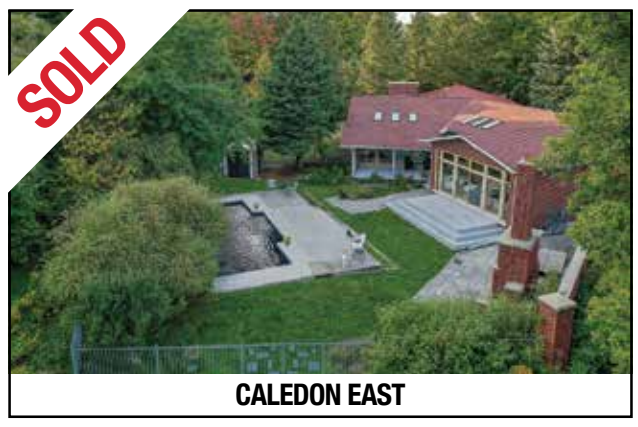
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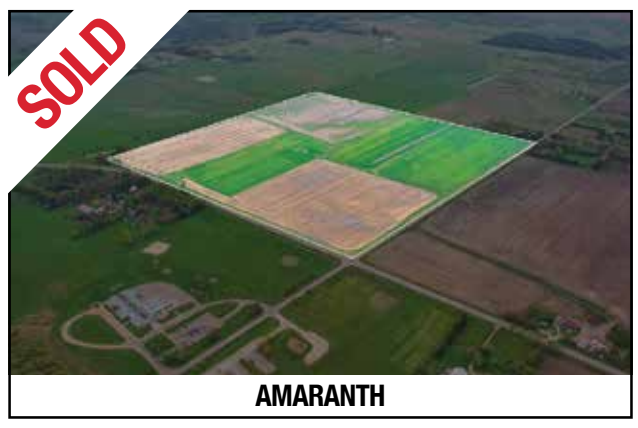
CALEDON EAST



MONO



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