RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 7, ISSUE 4

A guide to buying your first home 2
Is a sunroom right for you? 3
Market update 3
Cost-effective curb appeal booster 4
Did you know? A well-manicured lawn appeals to homeowners 4
Notable features of modern bathrooms 5
Did you know? Waterfall edge style of countertops are a popular staple of modern architectural design 5

Account Sales Manager
HEATHER ERWIN
heather@caledoncitizen.com

Advertising Sales Representative
ERIN LUCKETT
erin@lpcmedia.ca

Advertising Sales Representative
VICKI MEISNER
vicki@lpcmedia.ca

Advertising Sales Representative
HEATHER LAWR
lawr@sympatico.ca

Advertising Sales Representative
MELINDA CRAKE
melinda@lpcmedia.ca

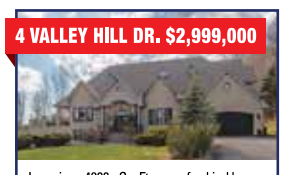
Art Director
SARAH DIDYCZ

Walkinshaw Partners
Looking to sell or buy a home?
519-942-7413
John@johnwalkinshaw.com
www.JohnWalkinshaw.com

FOR SALE

TO ADVERTISE CALL 289-221-6559


The Experience you deserve, with a kick you'll love.
CARRIE TAMBASCO REALTOR® REAL ESTATE
519.217.7656
carrietambasco.com
ROYAL LEPAGE RCR Realty, Brokerage Independently Owned & Operated

4 VALLEY HILL DR. $2,999,000

Luxurious 4600+ Sq. Ft. one-of-a-kind home, court location, mins to Town, approx. 2 acres,4+2 bdrms, 6 Baths New Gourmet Kitchen, Custom Moldings, Hdwd Thru-out, fin. Walkout lower level, 4 oversized garages. Room for Everything & Everyone.

VERONA TESKEY
BROKER OF RECORD
COLDWELL BANKER SELECT REAL ESTATE, BROKERAGE
905.857.2820
www.VeronaTeskey.com
verona@veronateskey.com

JOHN WALKINSHAW

Local realtor provides expertise to national real estate conference

In the real estate industry, the more you know, the better you can serve your clients and help them achieve their goals.

Local realtor, John Walkinshaw, who along with daughters Carley and Laura are the Walkinshaw Partners with eXp Realty Canada in Shelburne, attended the eXpCon real estate conference held at the Marriott hotel in Vancouver, B.C. on Apr. 20 to 22, where John was asked to share his expertise in the industry with 700 eXp real estate agents from across the country and the US.

An experienced and knowledgeable real estate agent, John credits eXp Realty as a company that has a culture of sharing information with its realtors that helps everyone become better at their job and produce the best results for clients.

"eXp, like no other real estate company, has such collaboration where agents are willing to share their secrets about what makes them successful with everyone in the company, so the company itself becomes more successful," John explained.

As a company, eXp Realty is worldwide with over 80,000 real estate agents serving their communities.

John was a key speaker at last year's national conference, and after a successful presentation, he was asked to return for the 2026 conference and bring his depth of knowledge of the real industry to this year's event.

The conference featured seminars delivered by experts as well as smaller gatherings where knowledge was shared between real estate agents eager to learn more about the industry and how they can be more successful at their jobs.

The smaller gatherings focused on more specific areas of the industry.

At this year's conference, John spoke about how to properly set the price for a property and when it is appropriate to adjust the price for a sale. He also spoke about the importance of communication with a client.

"I spoke on how to price a property and when it is appropriate to reduce the price and everything related to that," John explained. "Also important is the communication required to make sure you communicate with your client through the entire process of having a listing."

John understands that buying or selling a home can be a very daunting and stressful time, and he works with clients to make the process as easy as possible.

"It can be a very stressful experience for buyers and sellers," John explained. "We need to make sure we are communicating and making sure they know is happening next, or what could happen next so the situation is less stressful."

John was in the top 20 eXp realtors in the company and number one in Ontario for residential sales.

After his presentation at the conference, there was a question period where those in attendance could ask for advice or learn more about the industry and benefit from John's knowledge of how the real estate industry works.

"The conference proved to be a real success," John said. "Everyone was going home feeling like they are better equipped to serve the customers they are dealing with."

In the local real estate market, John said the spring season is robust with an increase in local properties being placed on the market. Trends are pointing to a two to three percent growth in sale prices for this year.

John Walkinshaw is the local real estate agent who has the experience, knowledge, and expertise to provide clients with a positive experience when buying or selling their home. He has earned the trust of residents in the region for his professionalism and ability to get their homes sold for a fair and equitable price.

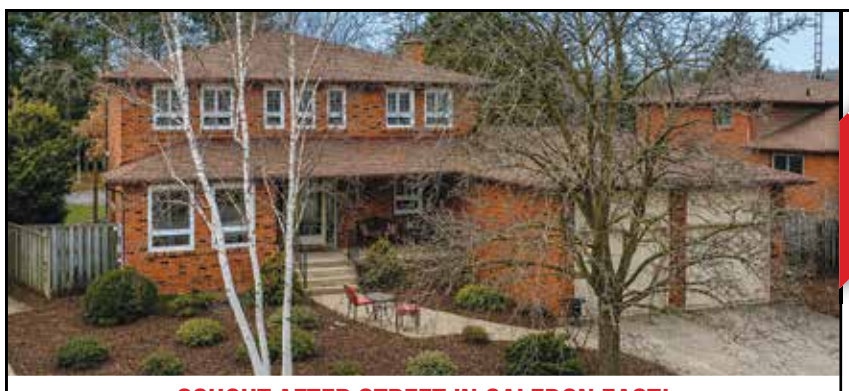
You can learn more by visiting the Walkinshaw Partners website at www.johnwalkinshaw.com, or by calling John at 519-942-7413, or Carley at 519-278-5149.

Written by Brian Lockhart





ORANGEVILLE CITIZEN • www.citizen.on.ca
CaledonCitizen • www.caledoncitizen.com
Published By: LP London Publishing Corp.


SOUGHT AFTER STREET IN CALEDON EAST!
- Updated 5-bed, 4-bath home
- Carpet-free, modern finishes
- Open-concept main living area
- Renovated kitchen w/ large island
- Cozy family room w/ fireplace
- 4 beds up + flexible loft space
- Finished basement w/ 5th bedroom
- Heated floors in basement bath
- Fenced yard + deck w/ hot tub
- 75 Marilyn St, Caledon East, $1,479,000

THE RICHIE GROUP
SEAN ANDERSON Broker of Record 519-942-0234
therichiegroup.com • email: info@trgedge.ca

GENERATIONS OF TRUST. DECADES OF RESULTS.
The Richie Group has the experience you can count on when it's time to Move.

RESALE HOMES COLLECTIONS

A guide to buying your first home



Buying a home is one of the most significant financial commitments a person can make.

Individuals may wonder when is the right time to jump in to the real estate market. The answer may boil down to affordability.

The housing market is continually evolving. Buying a home now is a little bit different than it was even a few years ago, as inventory is starting to recover from a lengthy period with limited offerings, according to Realtor.com. But even though inventory may have increased, home prices have not come down. The median home price now sits at around $410,000 in the United States and approximately $676,335 in Canada, and interests rates hover around 6 percent for a 30-year fixed rate.

Before it's time to sign a contract and get the keys, potential buyers can follow this guide as they navigate buying a home for the first time.

KNOW YOUR BUYING POWER

Before browsing home listings, buyers should conduct a financial audit to see how they stack up. It's worthwhile to sit down with a mortgage broker who can run your numbers. Credit score is a significant variable that will be checked during such consultations. If necessary, identify ways to boost that score in the months before applying for a mortgage.

FOLLOW THE 30 PERCENT RULE

Rocket Mortgage says the 30 percent rule dictates that total monthly housing costs, including principal, interest, taxes, and insurance (PITI) should not exceed 30 percent of a borrower's gross monthly income to maintain financial stability.

BUDGET FOR THE EXTRA COSTS

Buyers should concern themselves with all of the costs that go into buying a home. In addition to the down payment, closing costs can come in at around 2 to 5 percent of the home's price. An inspection and appraisal can run around $1,000. Additional costs may include termite inspection, and other out-of-pocket costs to get the home up to code.

LOWER YOUR COSTS

A rising trend in home buying is a surge in down payment assistance (DPA). Bankrate says DPAs provide eligible individuals, typically first-time or low-to-moderate-income buyers, with assistance that covers costs like down payments and closing fees. These programs may be offered by the government, non-profits or private lenders.

UTILIZE A REPUTABLE INSPECTOR

A home may seem like a dream until a person pulls back the curtain on some hidden red flags. It's always worth the expense to have a housing inspector or a trusted contractor walk through the property prior to making an offer to ensure that the home is in good condition.

CHOOSE A VALUE MARKET

First-time home buyers may want to select metro areas that offer the best balance of earnings versus home prices. According to a 2026 report from Realtor.com, areas that provide the best value in the U.S. are largely concentrated in the Northeast and Midwest. Hartford, CT; Rochester, NY; Worcester, MA; Toledo, OH; and Providence, RI, are some of the top housing markets for the year. Real estate experts at CalgaryHomes.ca found Alberta, Newfoundland and Labrador, and New Brunswick offer the best value for home buyers.

First-time home buyers must consider a range of variables as they inch closer to making their home ownership dreams a reality.

WE KNOW BOLTON

THE ROSE PERDUE TEAM



ROSE PERDUE
Lead Sales Representative
416-574-2727

STEPHANIE PERDUE
Sales Representative
647-388-0919

RE/MAX PROFESSIONALS
Inc., Brokerage - Independently Owned + Operated

www.roseperdue.com
Not intended to solicit Buyers & Sellers currently under contract with a Broker.

Benjamin Moore®

FOCUS ON DECORATING
88 First St. Unit #4A
Orangeville, ON L9W 3J6
519-942-8171
focusondecorating.ca

FAMILY OWNED & OPERATED FOR OVER 29 YEARS!

Celebrate Outdoor Living

20% Off

Premium Exterior Paints & Stains

May 13 – 25



20% OFF* WITH THIS AD



Embrace your home's exterior spaces with beautiful, long-lasting colour.

*Discount offer valid for 20% off up to three 3.78 L cans of Aura® Exterior, Regal® Select Exterior High Build, Element Guard®, or Woodluxe®. Discount based on MSRP. Subject to availability. Availability of eligible products may vary by retailer location. Offer valid from 5/13/26 to 5/25/26. No other purchases necessary. Offer cannot be combined with other offers, discounts, or promotions, or applied toward prior purchases. Retailer reserves the right to cancel or modify this offer at any time without notice. Void where prohibited. ©2026 Benjamin Moore & Co., Limited. Aura, Benjamin Moore, Element Guard, Regal, the triangle "M" symbol, and Woodluxe are registered trademarks of Benjamin Moore & Co., Limited. All other marks are the property of their respective owner. 5/26

RESALE HOMES COLLECTIONS

Is a sunroom right for you?

There is no denying the appeal of a sunroom. Sunrooms bring more of the outdoors inside by bridging the gap between home and yard.

Demand is shifting, with more than 61 percent of homeowners now preferring four-season insulated rooms for year-round use, according to Market Reports World. A sunroom has the potential to offer a roughly 50 percent return on investment and can cost anywhere from $22,000 to $72,000 on average.

A sunroom addition is a significant investment and a decision not to take lightly, as it changes both the interior floor plan and backyard space. To decide if a sunroom really is a worthwhile endeavor, it's important for homeowners to consider the footprint of their homes/yards, how they plan to use the space, and the amount of sun the home receives.

HOME FOOTPRINT

Professionals with the National Association of Realtors say that a sunroom should not consume more than 30 percent of the remaining backyard and urge homeowners to avoid over-developing a lot. If installing a sunroom will leave a homeowner with only a small patch of yard afterwards, the result can feel heavy and unbalanced. It also won't match the neighborhood. Another consideration is the local zoning ordinances where a person lives. The City of Los Angeles, for example, warns that most towns require a setback between the sunroom structure and the property line. It's also important to look at the home's roof and whether or not the sunroom will fall right under the eaves or if it will require an expensive tie-in to the existing roof.

UTILITY

It is vital that homeowners determine how they will use the space and when. This will dictate the type of sunroom that should be built. A three-season room is typically uninsulated with only single-pane glass. This is ideal if someone is looking for a screened-in retreat without all of the bugs and a little weather protection. Four-season rooms are fully insulated and tie into a home's HVAC system. This space will be functional all year long, but it is a more expensive undertaking as well.

LIGHT EVALUATION

The purpose of a sunroom is to benefit from the sun. The value of the space will depend entirely on which way the room faces. North-facing sunrooms have soft light with minimal heat or glare that likely can be used all day. Morning people can appreciate an east-facing sunroom while drinking coffee or reading, and the space will cool down in the afternoon. South-facing rooms will be bright most of the day and may need high-end HVAC hookups or shades to stay comfortable, even in cooler months. West-facing sunrooms are great for watching sunsets, but the hot afternoon sun must be considered. UV-rated glass to prevent floor fading and even sunburn likely will be needed.

It is important to work with a company that specializes in sunrooms. Such firms are experienced in helping homeowners design and ultimately build these spaces to avoid common pitfalls, advises Champion, a window, sunroom and home exterior company.

In general, a sunroom is not a DIY project since it typically involves a major structural change. It can be a viable addition to a home when built correctly to remain durable through every season.



MARKET UPDATE

Orangeville Statistics - March

	March, 2026	March, 2025	% Change
# of Active Listings	120	102	17.65%
# of Homes Listed	73	70	4.29%
# of Sales	26	33	-21.21%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	52	38	36.84%
Average Sale Price (all types)	$749,392	$767,833	-2.40%
Detached	$851,606	$897,147	-5.08%
Semi-Detached	$634,833	$690,500	-8.06%
Freehold Townhouse	$675,000	$713,333	-5.37%

Orangeville Statistics - Year to Date

	Jan - March 2026	Jan - March 2025	% Change
# of Homes Listed	169	181	-6.63%
# of Sales	56	87	-35.63%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	55	38	44.74%
Average Sale Price	$751,783	$837,417	-10.23%
Detached	$866,573	$971,037	-10.76%
Semi-Detached	$660,188	$684,773	-3.59%
Freehold Townhouse	$681,200	$701,615	-2.91%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	120
Divided by Sales per Month	26
Months of Inventory	4.6

There is currently 4.6 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 - March

	March 2026	March 2025	% Change
# of Active Listings	335	187	79.14%
# of Homes Listed	191	237	-19.41%
# of Sales	49	67	-26.87%
List Price vs. Sale Price Ratio	94%	96%	-2.08%
Average Days on Market	40	25	60.00%
Average Sale Price	$1,359,992	$1,311,587	3.69%

Peel - Caledon Statistics - Year to Date

	Jan - March 2026	Jan - March 2025	% Change
# of Homes Listed	490	595	-17.65%
# of Sales	144	164	-12.20%
List Price vs. Sale Price Ratio	95%	95%	0.00%
Average Days on Market	43	32	34.38%
Average Sale Price	$1,159,506	$1,317,781	-12.01%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	335
Divided by Sales per Month	49
Months of Inventory	6.8

There are currently 6.8 months of inventory on the Market in Caledon.
In a Buyers Market, there is normally more than 6 months worth of inventory.

PROVIDED BY

ROYAL LEPAGE
RCR Realty, Brokerage
Independently Owned & Operated

FOR SALE — 314 MAIN ST E, SHELBURNE — $749,900



Timeless charm, exceptional craftmanship and flexible layout potential - this is a stunning family home that could also make an incredible investment opportunity with its Main Street Shelburne exposure. Featuring front and back driveway access, 4 bedrooms, including a main floor primary suite, and over 2000 square feet of living space, rich in architectural detail.

FOR SALE — 7 ROSE ST, ORANGEVILLE — $965,000



Stylish comfort and everyday convenience - this beautifully updated family home in one of Orangeville's most desirable west-end neighbourhoods features over 1,768 square feet of living space plus a finished basement. With 3+1 bedrooms & 4 bathrooms, this home is designed for both entertaining and family life.

FOR SALE — 10 MCKITRICK DR, ORANGEVILLE — $979,900



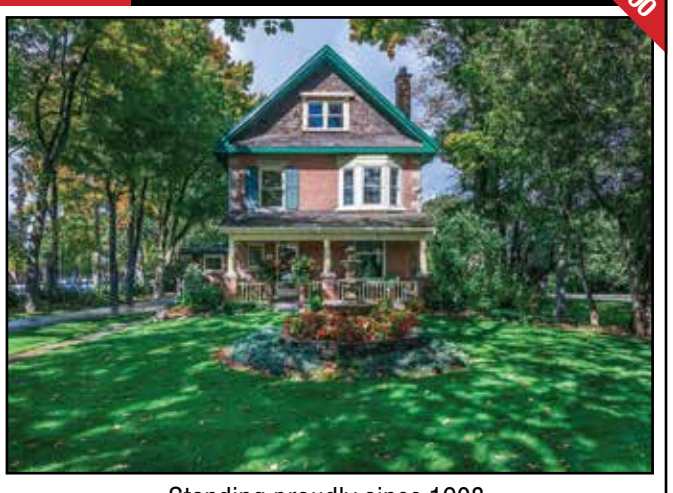
Set on a large lot in sought-after West-end Orangeville, this inviting & well maintained family home offers the perfect blend of space, comfort, and outdoor living. With 3 bedrooms, 3 bathrooms and a finished basement, there's room here for the whole family to grow and thrive.

FOR SALE — 9 WELLINGTON ST, ORANGEVILLE — $1,499,900



Historic charm meets modern luxury - this grand 1926 home offers 4,200+ sq ft with 6 bedrooms, 5 bathrooms, and a self-contained 3-level apartment, perfect for extended family or income potential. Set on a deep, private lot just steps to Broadway, it's an exceptional opportunity in one of Orangeville's most prestigious locations.

FOR SALE — 24 FAULKNER ST, ORANGEVILLE — $1,699,000



Standing proudly since 1908, 24 Faulkner Street is Orangeville royalty! Blending timeless character with modern updates, this home is stunning inside and out, featuring 5 bedrooms, a stunning third-floor primary retreat, and over 2,300 sq ft of elegant living space, rich in history and original details.

FOR SALE — 7 IRONWOOD CRT, MONO — $1,899,000



Tucked away on a prestigious court in Purple Hill, this impressive home offers 3,389 sq ft of living space, including 3 bedrooms and 4 bathrooms, with a main-floor primary suite. It sits on a private 0.55-acre lot backing onto protected forest, just steps from Island Lake.

Walkinshaw
Partners in Real Estate

Contact me today for more details or to find out what your home is worth in today's market'.

519-942-7413
www.JohnWalkinshaw.com

#1 Individual Agent by Volume ONTARIO
LIBERTAS eXp



RESALE HOMES COLLECTIONS

Did you know?

A well-manicured lawn appeals to homeowners when they look out their windows.

BUT SUCH A VIEW also can look nice when homeowners peruse their bank statements after selling a property. According to the "2023 Remodeling Impact Report: Outdoor Features" from the National Association of Realtors®, standard lawn care service yields an estimated cost recovery of 217 percent. Landscape maintenance, with an estimated cost recovery of 104 percent, and an overall landscape upgrade (100 percent) also yield great returns for homeowners. The NAR® report also noted the effects of such projects related to homeowners' desire to spend time on their property. Among homeowners who participated in the NAR® report and committed to standard lawn care service, 58 percent indicated they had a greater desire to be at home since completing the project, while 46 percent indicated they have an increased sense of enjoyment when spending time at home.





Cost-effective curb appeal booster

One shouldn't judge a book by its cover. However, that often is hard not to do, particularly when it comes to homes.

Curb appeal bears significant influence regarding how a property is perceived. A property that is neat and aesthetically appealing probably will be preferable to one that looks like the homeowners did not maintain it.

Boosting curb appeal is a common focus of sellers before listing a property. But what can those who don't have big budgets for major overhauls do to improve their curb appeal? Plenty of projects can offer maximum output with minimal investment.

REFRESH THE FRONT DOOR

Painting the front door can add brightness and improve the look of a home's entryway. Most exterior paint costs between $30 and $40 per gallon, so this is undeniably a budget-friendly improvement. If money allows, replacing the door altogether will generate bang for your buck.

IMPROVE OR ADD LANDSCAPING ELEMENTS

Landscaping should be designed to highlight the home's best features. It should look symmetrical and feel manicured. If it's not possible to plant new flowers or bushes, simply cleaning up debris and weeds, and trimming existing greenery can make it feel neater and more polished.

CLEAN UP

Power-washing the siding, cement walkways and garage door can create instant impact. It's amazing how much dirt and mildew can reduce the luster of a home. Cleaning off years of grime can be a fast and inexpensive refresh.

RESEAL THE DRIVEWAY

Make sure the driveway is clean and tidy. If it has cracks or discoloration, filling in cracks and applying a new coat of sealer will make a big difference. Homeowners can hire someone to reseal the driveway or do the work on their own.

ADD MORE LIGHTING

Updating front porch lights and accent lights around the property will cast a more positive glow on a home, both literally and figuratively.

ADD A SEATING AREA

If space by the front door allows, add a bench or some chairs to create a welcoming seating area. A potted plant or two nearby will help the area seem intentional.

Improving curb appeal doesn't have to cost a lot of money. A few easy touches can boost the look of any property.

hilarymatthews.com

HILARY & CO.

✓ Full Service Real Estate Listing Process

✓ Home Renovation Contractor Services

✓ Custom Marketing

647.354.9506
DIRECT

HARVEY KALLES REAL ESTATE LTD. BROKERAGE

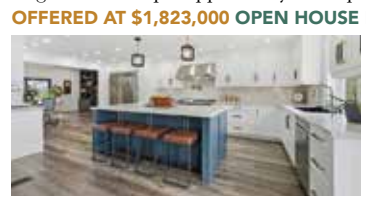
HILARY MATTHEWS
REAL ESTATE BROKER

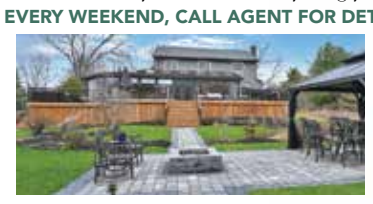


7271 13th Line, Alliston

Nestled on a serence country setting on just over half an acre this beautifil executive home offers a blend of luxury and comfort. With expansive windows that fill the open-plan living spaces with natural light, 2 gourmet kitchens with modern and unique finishes throughout, every corner of this homes exudes sophistication and warmth. Designed with multi-generational living in mind the property offers flexible spaces that accomodate extended family or guests. A unique opportunity for a spectacular country home with everything you never knew you wanted!

OFFERED AT $1,823,000 OPEN HOUSE EVERY WEEKEND, CALL AGENT FOR DETAILS!







Sarah Fleming BROKER
1-416-400-6599
sarahfleming681@gmail.com
Homelife Integrity Realty Inc., Brokerage
*Independently Owned and Operated
HOMELIFE HIGHER STANDARDS





Rare opportunity to own a beautiful century home in downtown Caledon East!

Tucked away in a small pocket of homes with a huge lot and lots of privacy, this home boasts a stunning kitchen with a massive island, 4 bedrooms, finished basement and a huge workshop with a loft! Great hangout for the teens and the double garage works double duty to store the toys or a handyman's dream space!

A walkout to a large deck for entertaining, landscaped grounds, a covered porch to lounge on and walk to all Caledon East has to offer!

$1,279,000 Don't wait!



DIANE BOYD REAL ESTATE

DIANE BOYD
REALTOR

RE/MAX Realty Services

Direct: 416-418-4145 | Office: 905-456-1000 | diboyd@rogers.com

FOR SALE
7454 OLD CHURCH, Caledon

3.7-Acre Property in Caledon. Spacious ranch style bungalow with a separate apartment. Large barn/workshop with a full mezzanina.

OFFERED AT $1,479,000





Reach out to me today to find out more on these great properties!

Ricardo ALDREY
*Sales Representative

RIGHT AT HOME REALTY BROKERAGE

905.953.0550 | email: RealEstateInCaledon@gmail.com | realestateincaledon.com



RESALE HOMES COLLECTIONS

Notable features of MODERN BATHROOMS



Bathrooms are more than just places to wash up. These spaces are evolving from utilitarian rooms to high-tech sanctuaries with all the modern conveniences one can imagine.

Homeowners are increasingly investing more into their bathrooms, reflecting a growing desire for quiet luxury and personal health.

According to the 2026 National Kitchen & Bath Association (NKBA) Trends Report, 72 percent of designers report that clients are enlarging their bathrooms to accommodate new wellness-centered features. Modern bathrooms are defined by some notable features.

HOME SPA SHOWER

The NKBA reports more homeowners now prioritize a larger, feature-rich shower over just a bathtub. Steam showers are no longer niche; they integrate aromatherapy and chromotherapy (mood-enhancing light) systems into the designs. Although open, walk-in showers are still popular for their accessibility, there's a rising trend in shower pods, which are enclosed, cozy spaces that more effectively retain heat and steam.

AGING IN PLACE ELEMENTS

Features once associated with getting older are now being rebranded as high-end design elements. According to Forbes, curbless entries and built-in benches are some luxury safety features built into modern bathrooms.

SMART TECHNOLOGY

Polaris Market Research says the global smart bathroom market is projected to exceed $11 billion in 2026. Technology focused on efficiency and hygiene is popular. Intelligent toilets that have self-cleaning UV nozzles, heated seats and motion-activated lids are rising in popularity. Smart faucets with precise flow control and leak detection also are becoming standard, with Houzz saying sustainability features like these are a must-have for 84 percent of renovators.

EVOLVING MINIMALISM

Organic minimalism is a defining style within modern bathroom trends for 2026. This idea prioritizes clean looks with natural materials like stone and wood, which are replacing cool grays and stark whites that have been dominating bathroom schemes for some time, according to Re-Bath design expert Jenny Mars. Designers favor large-format slabs or tiles to minimize grout lines. Earthy tones like sage green, terracotta, and warm wood vanities also are popular.

LAYERED LIGHTING

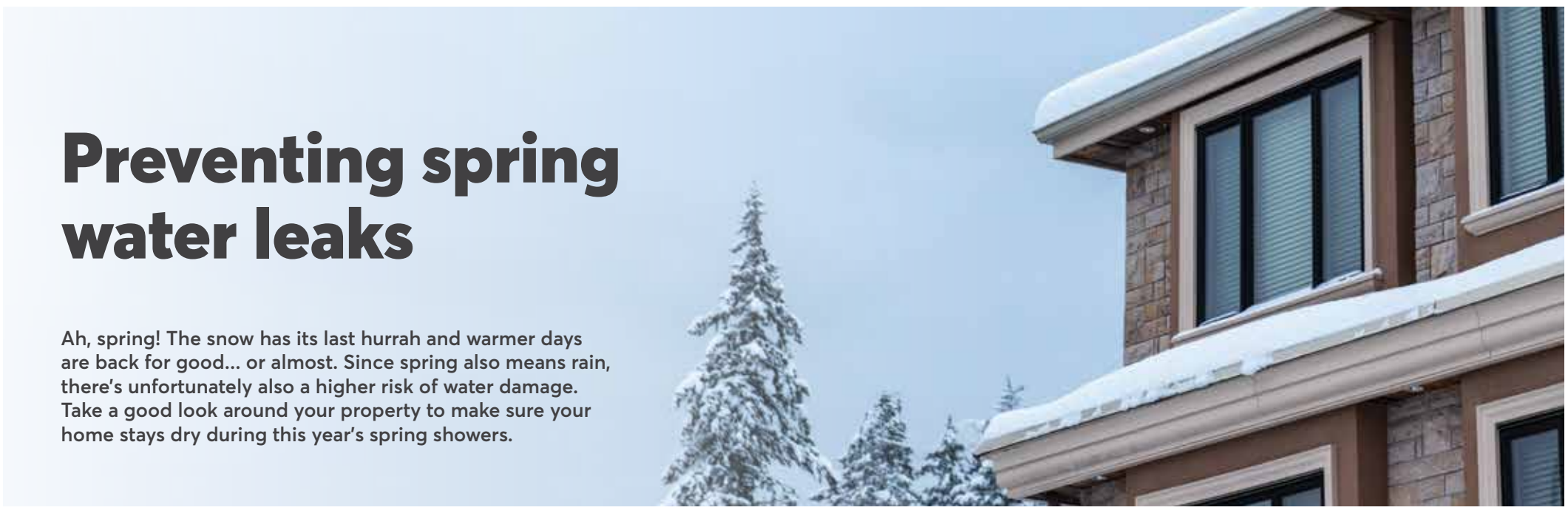
Design pros are using lighting as a functional tool, and say that task lighting must be layered for the best effect. Nighttime-specific low-glow lighting and integrated mirror LEDs support a natural circadian rhythm while offering comfort and safety. The NKBA says 91 percent of respondents cite lighting as a top priority in their bathroom designs. Mood lighting in showers and other lighting features are popular requests.

Modern bathrooms continue to evolve with features that add aesthetic appeal, sustainability and technology to these historically utilitarian spaces.

DID YOU KNOW?

The waterfall edge style of countertops has evolved from a high-end niche trend into an increasingly popular staple of modern architectural design. Unlike traditional countertops that end at the edge of the cabinet, a waterfall edge makes a 90-degree turn and continues down to the floor, covering a kitchen peninsula or island. According to Angi, waterfall edge countertops are known for their seamless and continuous appearances that really are show-stopping to see. They tend to make a bigger visual impact compared to traditional horizontal slabs. It's important to note that not every stone fabricator is willing or able to execute the waterfall effect. Installation requires a precise mitered edge, which risks chipping the fine-cut corner. The added expense also is nothing to take lightly. Waterfall edges also can make cleaning more involved. There is no lip at the end of counters, so it's hard to get a dustpan flush to catch crumbs off the surface. Also, the side panels of stone mean there's extra surfaces to clean and seal. The uniqueness of waterfall edge countertops merits careful consideration prior to installation.





Preventing spring water leaks

Ah, spring! The snow has its last hurrah and warmer days are back for good... or almost. Since spring also means rain, there's unfortunately also a higher risk of water damage. Take a good look around your property to make sure your home stays dry during this year's spring showers.

Roof

- Examine the condition of the roofing materials for signs of wear and aging (missing or loose shingles, buckling, upturned corners, etc.).
- Make sure there is enough gravel to fully protect the layer of asphalt. Gravel prevents black surfaces from overheating and reflects ultraviolet rays, preventing premature damage to the membrane.

If your roof needs to be replaced, there are some shingle options that are more resistant to harsh weather changes – some high-performance shingles are resistant to winds of up to 220 km/h, others such as Class 4 shingles that can withstand hailstones of up to 2 inches in diameter.

Roof maintenance can be dangerous. If necessary, seek the help of a professional.

Gutters, downspouts and drains

During winter, the weight of the ice and snow may have weakened your gutters, and they may be blocked by various debris. This is why spring maintenance is important. Here's what to do:

- Remove leaves that have accumulated in the gutters.
- Check that the gutters are securely attached.
- Pour water into the gutters to ensure that there are no leaks and the water is escaping down the drainpipe.
- Make sure the downspouts divert water as far away from the foundation as possible.

Doors and windows

Heavy rain can seep through any opening. That's why you should do the following in the spring:

- Inspect the seals around doors and windows to make sure they are watertight.
- If needed, repair caulking and replace weatherstripping.
- Get rid of any debris from the window wells that could prevent water from properly draining away from them.

Foundation

Once the ground has thawed, it's very important to check the foundation's condition to identify any problems and prevent damage due to water seepage.

- Thoroughly inspect the foundation, both inside and out. Have a specialist repair any cracks immediately.
- Seek professional advice if there are signs of efflorescence (white deposits), seepage or localized humidity. This can mean a foundation drain malfunction (e.g. clogged drain).

Drain in front of the basement garage door

The accumulation of leaves or other debris can prevent the drain from working well. What should you do?

- Clear the grate of the drain in front of the door of any debris (e.g., leaves, ice, snow) in order to allow water to escape.
- Also clean the drain underneath the grate so that the drain is not obstructed.
- Move the gutter drainpipes that empty onto the slope of the garage entryway to prevent the drain from becoming overloaded.

Backwater valve to stop sewer back-up

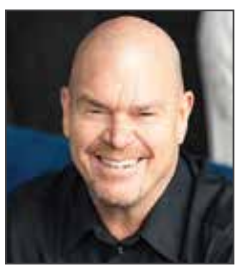
The backwater valve is part of the plumbing system and is located in the basement. Its simple open-close flap does an important job: making sure the municipal sewage system doesn't back up into the drains. You'll need to clean it as part of your seasonal routine in order for it to work properly. Here's how:

- Remove the cover and unscrew the access plug (note: if you have a cast iron valve with a bolted cover, it's best to have a plumber do it).
- Make sure the flap opens and closes freely. Remove any debris and check the condition of the gasket.
- Remove the flap door and clean the sealing gasket
- Replace the flap and make sure there's nothing preventing it from opening and closing.
- Screw the access plug back on tightly and replace the cover.

Your property insurance

These precautions will help you welcome spring and avoid unpleasant surprises. But, for peace of mind, it's best to be properly insured as well. Find out about the insurance coverage available from Desjardins Insurance.

If you're interested in more ways to protect your home, give me a call to discuss your property needs – and, visit **desjardins.com/en/tips.**



John Brown Insurance and Financial Services Inc.
John Brown, Agent
1b-21 Parr Blvd, Bolton, ON
905-857-8018
insurancewithjohn.ca
john@insurancewithjohn.ca

Desjardins Insurance

Coverage and eligibility vary by province and are subject to the terms, conditions and exclusions of the policy.
This column, written and published by Desjardins Agent John Brown presents general information only and is not a solicitation to buy or sell any insurance products. These tips are provided for information and prevention purposes only and Desjardins Insurance cannot be held liable for them.
Desjardins Insurance refers to Certas Home and Auto Insurance Company, underwriter of automobile and property insurance or Desjardins Financial Security Life Assurance Company, underwriter of life insurance and living benefits products.
Desjardins®, Desjardins Insurance®, all trademarks containing the word Desjardins, as well as related logos are trademarks of the Fédération des caisses Desjardins du Québec, used under licence.
CST-1470

THE RICHIE GROUP
REAL ESTATE BROKERAGE

519-942-0234
email: info@trgedge.ca
therichiegroup.com



GENERATIONS OF TRUST. DECADES OF RESULTS. The Richie Group has the experience you can count on when it's time to Move.



OPEN CONCEPT LIVING WITH VAULTED CEILINGS

- Turn-key 3+1 bedroom family home
- Steps to schools, no street crossing
- Vaulted ceilings, bright open layout
- Hardwood floors throughout main
- Chef's kitchen w/ granite & island
- Walkouts to deck and private yard
- Fireplace + cozy great room space
- Finished basement, in-law potential
- Gardens, firepit & family-friendly area
- 624 Cedar St. W, Shelburne $850,000



COUNTRY COMFORT IN HOCKLEY VILLAGE

- Raised bungalow on 7.49 acres
- Fully fenced for hobby farm use
- 3+3 bedrooms, ideal for family
- 2 full kitchens for in-law suite
- Finished basement, dual living
- Private, peaceful country setting
- Space for animals & outdoor life
- Close to Hwy 9 for commuting
- 9375 County Rd 1, Adjala-Tosoronto $1,199,000



HUGE WORKSHOP WITH SEPARATE DRIVEWAY

- Bungalow in Caledon Village
- Ideal for hobbies & home business
- Kitchen w/ granite & island
- Bright dining & spacious living room
- 3 main-floor bedrooms with baths
- Lower level w/ separate entry
- 2 bedrooms + rec room + craft/office
- Heated workshop + garage bay
- 17 Travelled Road, $1,399,000



PRESTIGIOUS ESTATE HOME ON PRIVATE 4 ACRE LOT

- Fully renovated luxury residence
- Gourmet kitchen for entertaining
- Premium appliances throughout
- Vaulted living room with views
- Private primary suite with deck
- Spa style ensuite with rain showers
- Multi level layout with office
- Walk out suite for extended family
- Four car garage with workshop
- 21 Bartley Dr., Caledon $2,499,000

SOLD IN MONO MILLS!

Another example of hard work and strategy working in a tough market,
CALL US TO SEE HOW WE CAN HELP YOU!



Spring clean your way to a successful sale

Clean like you're preparing your home for sale—or get your home ready for sale by doing the ultimate spring clean. Either way, you win.

When it comes to selling your home, first impressions are everything. A deep, intentional spring clean doesn't just freshen up your space—it helps buyers emotionally connect, visualize themselves living there, and ultimately drives stronger offers.

THE 5 MOST IMPORTANT AREAS TO FOCUS ON

1. DECLUTTER & DEPERSONALIZE

Think less "your home" and more "a home." Remove excess furniture, clear countertops, and pack away personal photos and niche décor. The goal is to create space, light, and a blank canvas where buyers can picture their own lives unfolding.

2. KITCHENS & BATHROOMS: THE DEAL MAKERS

These are the most scrutinized rooms in any home.

- Deep clean appliances (inside and out)
- Polish fixtures until they shine
- Scrub grout, caulking, and tile
- Eliminate any odors

A spotless kitchen and bathroom signal that the home has been well cared for.

3. FLOORS, WALLS & HIGH-TOUCH SURFACES

Buyers notice what you've stopped seeing.

- Vacuum and steam clean carpets
- Wash baseboards and walls
- Wipe down doors, trim, and light switches
- Clean interior windows for maximum natural light

These details elevate the entire feel of the home.

4. STORAGE SPACES (CLOSETS, GARAGE, BASEMENT)

Buyers will open everything.

- Neatly organize closets (less is more—aim for 50–70% full)
- Tidy the garage and storage areas
- Create a sense of usable, abundant space

An organized home suggests there's "room for life."

5. CURB APPEAL & OUTDOOR LIVING

Your home's first impression starts before buyers even walk in.

- Rake, sweep, and refresh landscaping
- Clean walkways and driveways
- Add simple touches like fresh mulch or seasonal planters

A welcoming exterior sets the tone for the entire showing.

2 SMALL TOUCHES THAT MAKE A BIG IMPACT

✔ **The Front Door Moment**

One of the most overlooked—but powerful—details.

Thoroughly clean both the exterior and interior of your front door, polish the hardware, and consider a fresh coat of paint if needed. It's the first impression when entering and the last when leaving—make it count.

✔**Light & Air Quality**

Swap outdated bulbs for bright, warm lighting and open windows to let fresh air in. A clean-smelling, well-lit home feels bigger, newer, and more inviting instantly.

Ready to Take the Next Step?

Whether you're just starting to think about selling or want expert guidance on maximizing your home's value, having the right team makes all the difference.

Sean Anderson and The Richie Group have been guiding clients through all types of markets—good, challenging, and everything in between—for over 30 years.

Let's make your move the right one.

Reach out today and experience **Real Estate Done the Right Way.**