# RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 7, ISSUE 7



Tips to determine how big a home you really need ..... 2
How to find the right real estate professional ..... 4
Did you know? ..... 4
Market Update ..... 5
What to know about landscape lighting ..... 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
**MELINDA CRAKE**
melinda@lpcmedia.ca

Art Director
**SARAH DIDYCZ**



Walkinshaw
Partners in Real Estate
Looking to sell or buy a home?
519-942-7413
John@johnwalkinshaw.com
eXp Realty Brokerage
www.JohnWalkinshaw.com

FOR SALE

TO ADVERTISE CALL 289-221-6559




ELAINE KEHOE
Manager/Salesperson

tel: 519.940.9995
cell: 416.278.0662
elainekehoe.com
ekehoe@sympatico.ca
Forest Hill
REAL ESTATE INC. BROKERAGE
IN THE HILLS





Buying or selling a property can be a daunting task for many people as they try to navigate through everything involved in the process, from properly pricing a home to making an informed and suitable offer on a house that is up for sale.

Having a trusted, knowledgeable, and experienced Realtor to help guide you through what is most likely the biggest transaction of your life will make the entire experience less stressful and provide you with peace of mind knowing that your Realtor has your best interest at heart.

For over 40 years, Elaine Kehoe has been helping her clients achieve their goals through trusted advice, a knowledge of current real estate trends, and skilful negotiating practices.

Elaine recently joined the team at Forest Hill Real Estate in the Hills. Forest Hill Real Estate already knew of Elaine's valuable reputation in the real estate industry and was eager to have her join them.

Forest Hill Real Estate now has 31 offices in Ontario and Quebec and is an established and trusted real estate broker.
Elaine specializes in the Caledon and Dufferin County areas and knows every location and neighbourhood in the region.

Prior to becoming a Realtor, Elaine enjoyed careers as a law clerk and property manager. Both occupations gave her a solid background to enter the world of real estate.

"Real estate is something I really love," Elaine said. "It's something I've always done and always enjoyed. I really like working with people."

One of the main reasons you need a Realtor is to rely on their experience when it comes to putting a for-sale sign on the front lawn of your home.
Elaine has experienced all the market trends over the past few decades and is aware of how to work in a market to achieve success.

"People will always need homes," Elaine explained. "Right now we have a softer market. If you have experienced different markets over the years as I have, you know how to react and you know that pricing is the most important thing. If you price your home correctly, you will sell that home. You have to be realistic when putting a price on your home."

> ...Real estate is something I really love. It's something I've always done and always enjoyed. I really like working with people...
>
> – Elaine Kehoe

Knowing the current trends is important when deciding to sell your home. Elaine knows the neighbourhoods and what nearby similar homes have sold for, and she can help homeowners decide on a proper selling price in that market.

After the real estate boom of the COVID era, many homeowners think that their house can still be placed on the market at those inflated prices.
However, an informed homeowner will realize that an overpriced house will not sell. This is where Elaine's experience and knowledge can help a homeowner get their property sold faster.

In today's market, it is important to have someone in your corner who can advise you on how to achieve your goals without affecting your lifestyle and future.

"When I speak to people and clients, they tell me they are concerned about where the economy is going, and the true cost of everything," Elaine said. "They don't want to get stuck with a mortgage that will drag them under."
Elaine has the experience and knowledge to help her clients make informed decisions based on their income, lifestyle, and expectations when buying a home.

While Elaine has a full knowledge of the region and towns in the area, she specializes in real estate in Mono Township. A local resident for over 30 years, she has an intimate knowledge of everything there is in this area.

Most potential home buyers have a list of things they want or need to have within close proximity of where they would like to live.

Elaine knows the schools, sports clubs, recreation facilities, restaurants, pharmacies, medical facilities, and shopping areas in the town as well as nearby centres.

She is also very involved in the town and knows how municipal government decisions may affect the future of different neighbourhoods. This includes future development and municipal decisions that may affect a neighbourhood.

When a client wants to place their home on the market for sale, there are a number of things that need to be done to present the home in its best light.

Elaine can advise clients on the proper way to stage a home for sale, both inside and on the outside, to make it attractive to potential buyers.

After living in a home for many years, there are many small details that a homeowner can overlook that others will notice right away.

Elaine has the ability to advise sellers on the small details that can make a big difference to someone who arrives to view the home.

It is this experience that helps Elaine guide homeowners to a successful sale.

Having someone beside you through the entire transaction is important. Elaine's promise to her clients' is "I am with you every step of the way."

Elaine Kehoe is a trusted, knowledgeable, and experienced Realtor who works for her clients' best interest and helps them achieve their real estate goals.

You can contact Elaine directly at 416-278-0662, or through Forest Hill Real Estate at 416-488-2875.

Written by Brian Lockhart






CALEDON EAST HERITAGE HOME
- 2 Storey, 3 Beds, 2 Baths
- Prime village location
- Spacious main rooms
- Country-style kitchen
- Private wraparound deck
- Lush fenced gardens
- Detached 2 car garage
- Caledon East, $999,000

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



# TIPS TO DETERMINE HOW big a home YOU REALLY NEED

Shopping for a new home is an exciting experience. As prospective buyers shop around and attend open houses, they are likely to fine-tune their list of what they need and what they want in their next home.

One choice buyers will be faced with is how much home to buy. Determining how much square footage an ideal home should have can be difficult. While many home buyers can envision themselves enjoying a palatial estate, square footage is a significant variable in regard to home prices. When trying to determine how much home to buy, prospective home buyers can ask themselves a range of questions to help make that decision.

### HOW MUCH CAN I AFFORD?

Home buyers' budgetary considerations should extend beyond the asking price of a home and into what they will be able to afford should they purchase a particular property. Projected monthly mortgage payments can be easy to determine, but utilities can fluctuate considerably from home to home. Energy prices are fluid, but the more square footage a home has, the higher utility bills are likely to be. When determining how much home you should buy, you first need to identify what you can afford, and that mock budget should include estimates regarding monthly utilities. In addition, upgrading and renovating a larger property is likely to cost more, so that's another budget-related variable to consider when determining how much home to buy.

### HOW MUCH HOME CAN I TAKE CARE OF?

Seasoned homeowners know that the work required to own a home never ceases. First-time buyers must keep that in mind when shopping for a home. A home with lots of square footage will require more daily and long-term maintenance than a smaller home. If you don't have the time, the means or the will to keep up with maintaining a property, then perhaps a home with a small footprint in terms of square footage is for you. If taking care of the home is not a concern, then extra square footage may not be a deterrent.

### HOW SIGNIFICANT A VARIABLE IS POSTAL CODE WHEN SELLING A HOME?

Another variable to consider when determining square footage is the postal code of a home. Selling might not be foremost on the minds of prospective buyers, but a large home in a town with a poor school district and safety concerns is unlikely to generate as great a return on investment as a smaller home in a town with a reputation for great schools and little crime. However, the real estate market is forever in flux, so prospective buyers who prefer a larger home but don't want to break the bank to purchase one are urged to work with a real estate professional to identify areas that might be up-and-coming and offer the best of both worlds. That's no small task, but local real estate agents and realtors can be invaluable assets in such pursuits.

### HOW MUCH HOME DO I NEED?

Of course, how much home a buyer needs is a unique and important variable. But this also is a difficult question to answer. Buyers who plan to grow their families will need enough space to accommodate everyone who eventually lives under their roof. Couples buying a home together who discuss how big a family they want to have can use that discussion to inform how large a home to buy. Buyers who like to get out and about can ask how much time they're likely to spend at home and use that to determine how much square footage they need at home.

The ideal amount of square footage in a home varies from buyer to buyer. Determining what suits you may come down to how you answer a variety of questions.


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

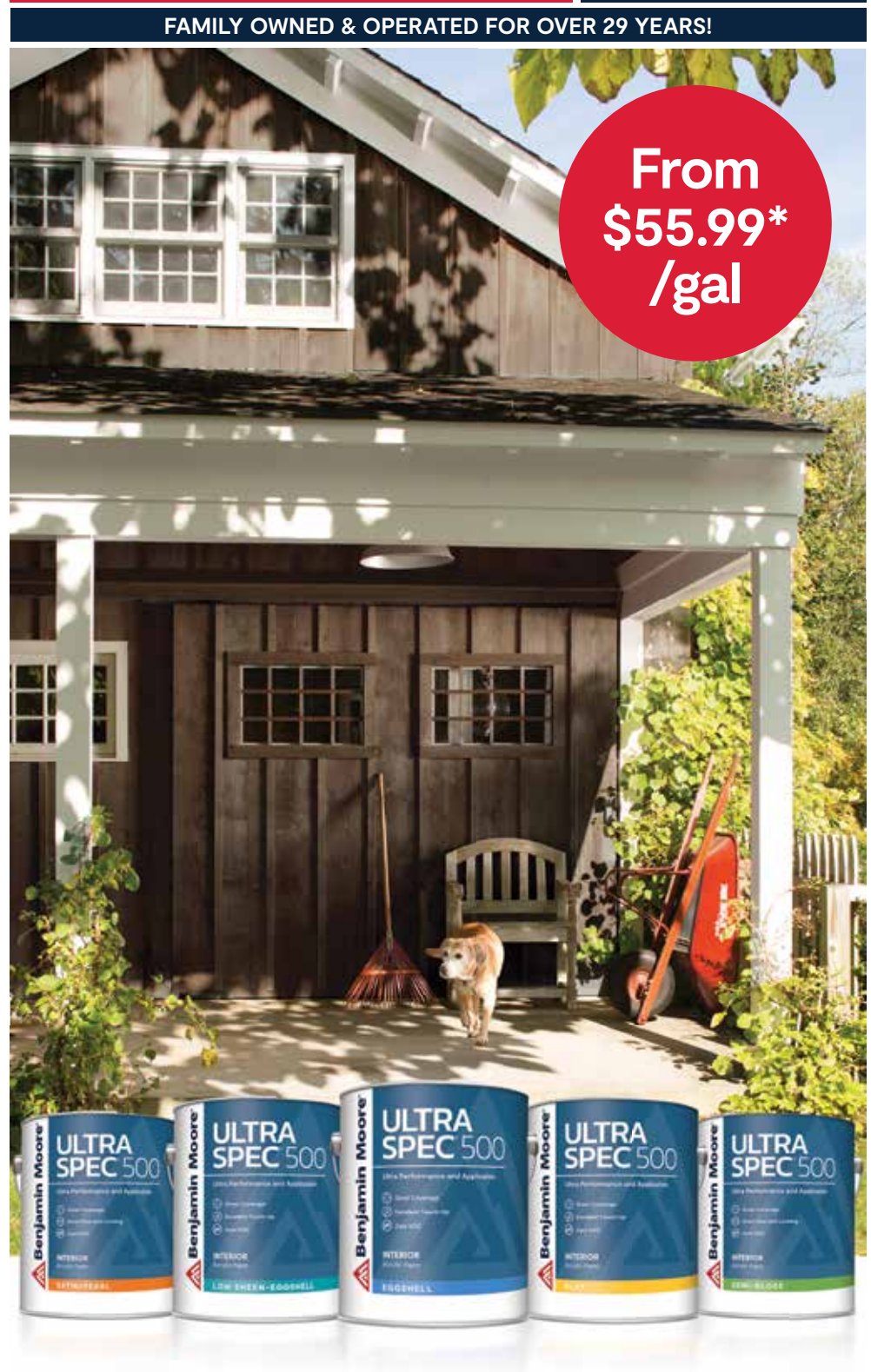
www.roseperdue.com
Not intended to solicit Buyers & Sellers currently under contract with a Broker.



Benjamin Moore®

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

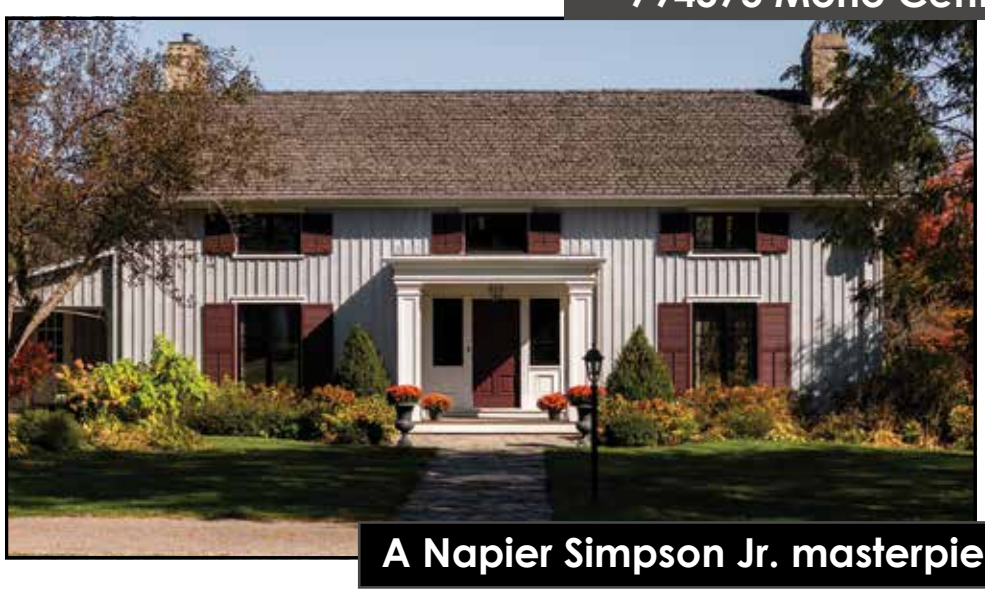
FAMILY OWNED & OPERATED FOR OVER 29 YEARS!




Ultra Spec 500® has been optimized for maximum efficiency and performance. With the added improvements to the Ultra Spec 500 Interior line, professional painters, facility maintenance and property managers will continue to appreciate the exceptional application properties and performance that will reduce the time that it takes to get the job done right.

©2022 Benjamin Moore & Co. Limited. Benjamin Moore, Regal, and the triangle "M" symbol, and Ultra Spec are registered trademarks of Benjamin Moore & Co. Limited. All other marks are the property of their respective owner. 8/22 *F535

## 794575 Mono Centre Road, Mono ON





### A Napier Simpson Jr. masterpiece on 40 private acres in Mono.

This architect-designed country estate combines exceptional craftsmanship with natural surroundings. The main residence offers approximately 5,171 sqft (incl LL) of finished living space, featuring large windows that provide expansive views of the property and abundant natural light.

The newly renovated kitchen, anchored by a custom walnut island, connects seamlessly with the dining room and screened-in 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.

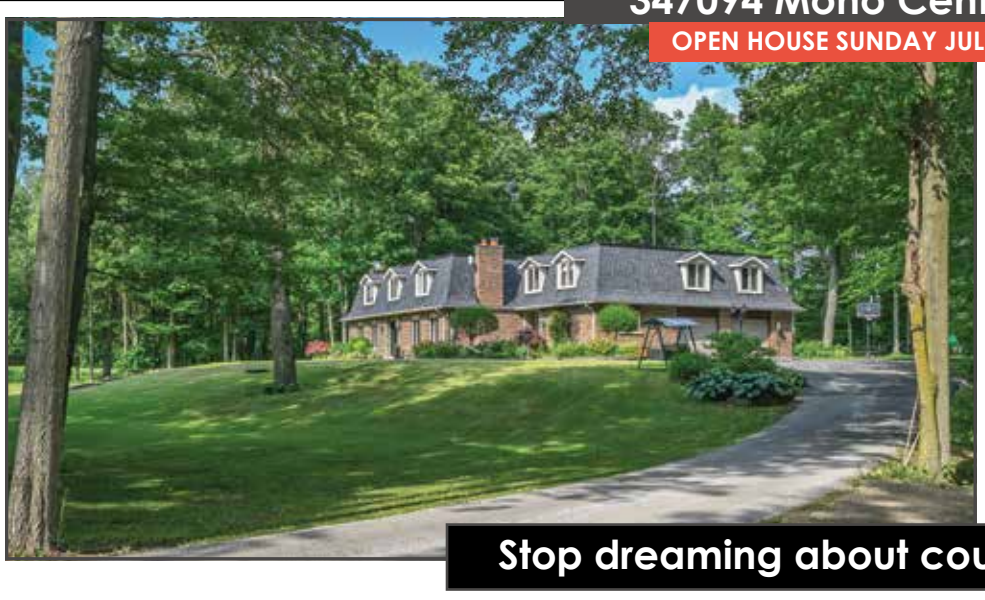
The upper level includes a primary suite with a fireplace, double walk-in closets, and a renovated ensuite with a standalone tub and an adjacent office. A second bedroom with an ensuite completes this level.

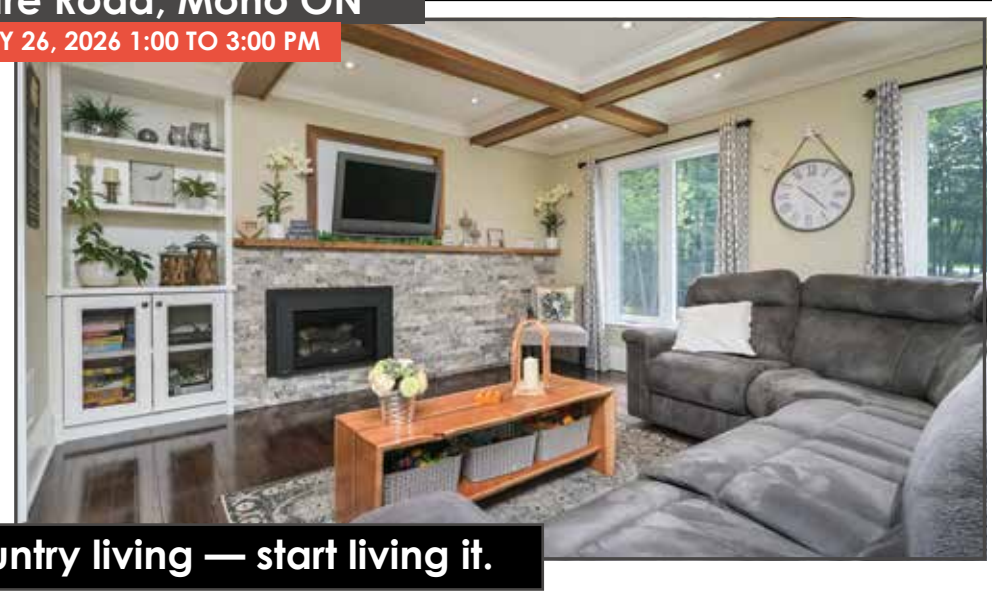
The walk-out lower level includes a media room, office, bedroom, bathroom, sauna, and storage. Exterior features include a spring-fed pond, tennis court, four-stall barn with paddocks, a one-bedroom coach house, and a three-car garage. Minutes from Orangeville and under 90 minutes to Toronto.

**$3,495,000**

## 347094 Mono Centre Road, Mono ON

**OPEN HOUSE SUNDAY JULY 26, 2026 1:00 TO 3:00 PM**





### Stop dreaming about country living — start living it.

This exceptional, move-in condition 5,911 sq. ft. home offers 4 bedrooms and 4 bathrooms on a picturesque 3-acre park-like property, within walking distance of the charming Hamlet of Mono.

The Town of Mono offers something for every member of the family, including golf, skiing, hiking trails, and tennis facilities. Most importantly, it is a welcoming community known for its friendly neighbours and family-oriented atmosphere. Conveniently located just 15 minutes from Orangeville for all your shopping and everyday amenities, and approximately 90 minutes from Toronto.

If Rural Paradise is what you've been searching for, your search ends here. The main floor features a beautifully renovated kitchen overlooking the family room with a fireplace, a formal living room with a fireplace, a dining room, and a spacious mudroom with walkout access to the attached two-car garage.

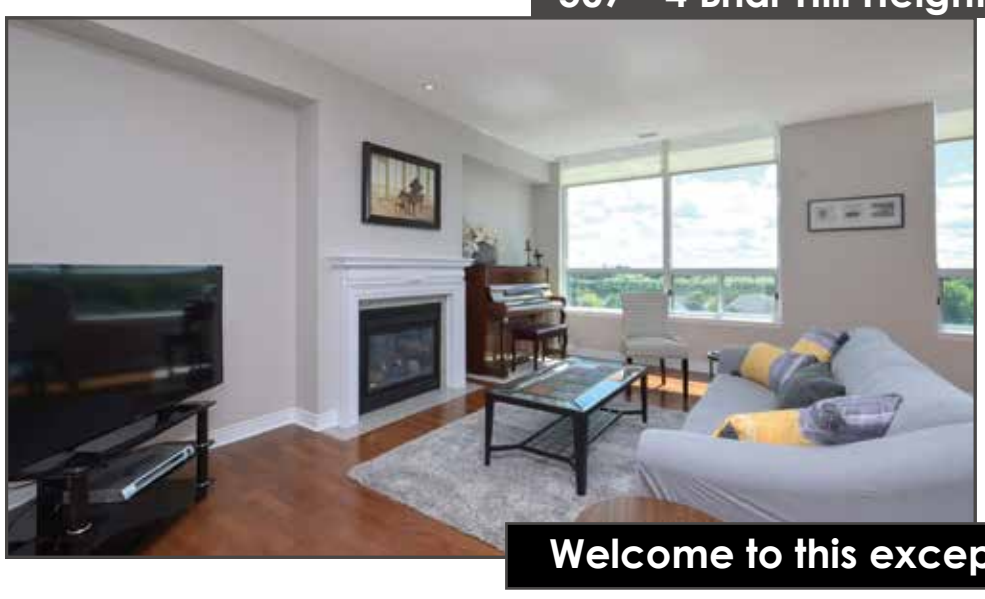
Upstairs, the primary suite boasts an impressive his-and-hers walk-in dressing room with built-in cabinetry and a luxurious 5-piece ensuite. Three additional generously sized bedrooms and another 5-piece bathroom complete the main wing.

A separate second-floor wing offers a fourth bedroom, a large den/living room, and a rough-in kitchen area currently used as a bar. With its own entrance from the lower level, this space is ideal for an in-law suite or multigenerational living.

The lower level is partially finished and includes a laundry area, utility room, and abundant storage space.

**$1,669,000**

## 507 - 4 Briar Hill Heights, New Tecumseth, ON






### Welcome to this exceptional penthouse suite.

Offering approximately 1,641 sq. ft. of thoughtfully designed living space, featuring 2 bedrooms plus a den/home office, 3 bathrooms, and 2 private balconies, with it an exceptional unobstructed south view, you can see for miles.

In the tranquil surroundings of the Nottawasaga Golf Course and framed by mature trees, this bright and airy residence boasts spectacular unobstructed southern views stretching for miles. Expansive windows fill the open-concept living and dining areas with natural light, creating a warm and inviting atmosphere ideal for both everyday living and entertaining.

The spacious eat-in kitchen is equipped with stainless steel appliances and ample cabinetry, while the versatile den provides the perfect space for a home office, reading room, or guest area.

Retreat to the generous primary suite, complete with a walk-in closet, private balcony, and 5-piece ensuite bath. A well-appointed second bedroom, abundant storage, and convenient ensuite laundry add to the suite's exceptional functionality.

Located in The Palisades, a highly regarded, meticulously maintained, safe, and secure building, residents enjoy peace of mind and a premium lifestyle. The unit also includes two (2) underground parking spaces and a storage locker.

**$585,000**




# ELAINE KEHOE

Manager/Salesperson

elainekehoe.com

Office: 519.940.9995

Cell: 416.278.0662

ekehoe@sympatico.ca

Forest Hill
REAL ESTATE INC. BROKERAGE
IN THE HILLS

RESALE HOMES COLLECTIONS

# Did you know?

Many people are familiar with a traditional mortgage that is used to finance the purchase of a home.

But individuals are not limited to only one mortgage. A second mortgage is an additional loan individuals can take out on a property that already has a primary mortgage, according to PNC Bank. A second mortgage enables homeowners to borrow against the equity they have built in their property, which equates to the difference between the home's current market value and the remaining balance on the first mortgage. Second mortgages are riskier for lenders because the second mortgage is in a "junior" position. This means that, in the case of foreclosure or default, the first mortgage lender gets paid first, according to Bankrate. Lenders typically allow a person to borrow up to 80 percent of their available equity, depending on home value, income and credit standing. Second mortgages may come in two main forms: a home equity loan and a home equity line of credit. The HELOAN provides a one-time lump sum and a fixed interest rate and fixed payments. A HELOC acts like a credit card and offers a revolving credit line. The interest rate is typically variable and a person can draw funds as necessary during the draw period.





# HOW TO FIND THE RIGHT real estate professional

Buying and selling a home are multifaceted processes that often are made much easier with the help of a qualified real estate professional.

Indeed, the complexity of a housing transaction inspires the vast majority of buyers and sellers to seek expert assistance.

Data from the National Association of Realtors 2025 Profile of Home Buyers and Sellers indicates that 88 percent of buyers and 91 percent of sellers use a real estate agent to facilitate their transactions. However, one must first navigate the vast landscape of licensed professionals, and selection of the right professional is crucial. Here's how to do just that.

## SEEK PERSONAL REFERRALS

One of the first places to start is with friends, neighbors or family members. Housingwire says about 40 percent of people find their agents through a referral. A personal referral typically offers insight about real estate pros that can inform if the person is communicative and reliable. Superior negotiation skills also might be best advertised by former clients than online profiles.

## PRIORITIZE EXPERIENCE

A professional's level of experience is important. The market often is saturated with part-time or inexperienced intermediaries because the industry typically has low barriers to entry and relies on fixed commission structures. Although there are some anomalies, veteran real estate pros who have been active for many years tend to close sales more successfully than novices. HomeLight data suggests top-performing professionals can sell homes for up to 10 percent more than average.

## LOOK THROUGH ONLINE PLATFORMS

Rely on platforms like Zillow, Realtor.com and others to review sales history, specialties and client feedback. Also read online biographies to narrow down prospects who seem like they will be the right fit.

## PREPARE QUESTIONS

It's wise to interview a couple of professionals before settling on one. The NAR urges individuals to prioritize experience, honesty and trustworthiness. When interviewing, ask about current client load, marketing strategies, experience, and how a professional handles challenges like bidding wars or low inventory. Pay attention to details to determine if a pro has a handle on local market knowledge, including current trends.

## TRUST YOUR INSTINCTS

Sometimes buyers and sellers ultimately go with what their gut is telling them. If a professional gives off the right vibes and seems to gel with your style and goals, then that may be the person for you.

Buying and selling a home is made more manageable with the guidance of a real estate professional who will be there every step of the way.


Detached All Brick Homes From

$549,990*

TWO DISTINCT ONTARIO COMMUNITIES

Discover Batavia Homes in **Hastings Estates** and **Muskoka Forest** — two communities built on the same promise: honestly priced detached homes you can grow into.

TRENT WATERWAY ▪ HASTINGS

HASTINGS ESTATES



ALL-BRICK BUNGALOW & 2 STOREY DETACHED DESIGNS IN HASTINGS

Hastings Estates offers all-brick detached bungalows and two-storey homes on generous lots in a scenic Trent Waterway setting. Enjoy practical layouts, strong value, and a connected small-town lifestyle designed for everyday living.

NOW SELLING FROM $549,990*

myhastingsestates.ca or CALL 705-922-2040

HUNTSVILLE ▪ MUSKOKA

MUSKOKA FOREST



ALL-BRICK BUNGALOW & 2 STOREY DETACHED DESIGNS IN HUNTSVILLE

Muskoka Forest offers all-brick detached homes in Huntsville, blending nature, refined home design, and the comfort of a growing community close to trails, parkland, and everyday amenities.

NOW SELLING FROM $649,990*

mymuskokaforest.ca or CALL 905-597-0466

Batavia HOMES

BUILDING STRONGER FOUNDATIONS

EXPLORE BOTH COMMUNITIES VISIT **BATAVIAHOMES.CA**

Prices shown include the Ontario HST rebate. Actual rebate and final purchase price may vary based on eligibility and CRA assessment. Prices and specifications subject to change without notice. E.&O.E.

RESALE HOMES COLLECTIONS

# MARKET UPDATE

## Orangeville Statistics - June

| | June, 2026 | June, 2025 | % Change |
|---|---|---|---|
| # of Active Listings | 161 | 186 | -13.44% |
| # of Homes Listed | 86 | 111 | -22.52% |
| # of Sales | 33 | 27 | 22.22% |
| List Price vs. Sale Price Ratio | 97% | 97% | 0.00% |
| Average Days on Market | 47 | 27 | 74.07% |
| Average Sale Price (all types) | $779,245 | $759,315 | 2.62% |
| Detached | $896,856 | $836,563 | 7.21% |
| Semi-Detached | $616,333 | $653,300 | -5.66% |
| Freehold Townhouse | $648,814 | $738,000 | -12.08% |

## Orangeville Statistics - Year to Date

| | Jan - June, 2026 | Jan - June, 2025 | % Change |
|---|---|---|---|
| # of Homes Listed | 452 | 489 | -7.57% |
| # of Sales | 171 | 185 | -7.57% |
| List Price vs. Sale Price Ratio | 97% | 98% | -1.02% |
| Average Days on Market | 43 | 33 | 30.30% |
| Average Sale Price (all types) | $753,404 | $799,022 | -5.71% |
| Detached | $860,358 | $892,280 | -3.58% |
| Semi-Detached | $625,996 | $682,308 | -8.25% |
| Freehold Townhouse | $661,700 | $701,677 | -5.70% |

### *Buyers Market vs. Sellers Market*

| | |
|---|---|
| *Current Number of Homes for Sale* | 161 |
| *Divided by Sales per Month* | 33 |
| *Months of Inventory* | 4.9 |

***There is currently 4.9 months of inventory on the Market in Orangeville.***
***In a Buyers Market, there is normally more than 6 months worth of inventory.***

**June 2026 vs. June 2025**
The number of active listings in Orangeville decreased by 25 in June 2026 as compared to June 2025. The number of new listings that came on the Toronto Regional Real Estate Board in June 2026 vs. June 2025 decreased by 25 homes or 22.52%. The number of homes sold increased by 22.22% in June 2026 vs. June 2025. The average days on the market increased from 27 days to 47 days. Average sale prices were up by 2.62%.

**Year to Date 2026 vs. Year to Date 2025**
The number of homes listed in Orangeville, year-to-date decreased from 489 to 452, which is a decrease of 7.57%. The number of homes sold decreased from 185 to 171 which is a decrease of 7.57%. The average days on the market increased from 33 days to 43 days. Average sale prices were down year over year by 5.71%.

## Peel - Caledon Statistics - June

| | June, 2026 | June, 2025 | % Change |
|---|---|---|---|
| # of Active Listings | 478 | 501 | -4.59% |
| # of Homes Listed | 247 | 290 | -14.83% |
| # of Sales | 82 | 75 | 9.33% |
| List Price vs. Sale Price Ratio | 97% | 97% | 0.00% |
| Average Days on Market | 33 | 22 | 50.00% |
| Average Sale Price | $1,125,065 | $1,373,967 | -18.12% |

## Peel - Caledon Statistics - Year to Date

| | Jan - June, 2026 | Jan - June, 2025 | % Change |
|---|---|---|---|
| # of Homes Listed | 1,231 | 1,468 | -16.14% |
| # of Sales | 378 | 377 | 0.27% |
| List Price vs. Sale Price Ratio | 96% | 96% | 0.00% |
| Average Days on Market | 38 | 28 | 35.71% |
| Average Sale Price | $1,148,553 | $1,342,236 | -14.43% |

### *Buyers Market vs. Sellers Market*

| | |
|---|---|
| *Current Number of Homes for Sale* | 478 |
| *Divided by Sales per Month* | 82 |
| *Months of Inventory* | 5.8 |

***There is currently 5.8 months of inventory on the Market in Caledon.***
***In a Buyers Market, there is normally more than 6 months worth of inventory.***

**June 2026 vs. June 2025**
The number of active listings in Caledon decreased by 4.59% in June 2026 over the same month in 2025. The number of listings that came on the Toronto Regional Real Estate Board in June 2026 vs. June 2025 decreased by 43 homes or 14.83%. The number of homes sold increased by 7 homes or 9.33%. The average days on the market increased from 22 days to 33 days. Average sale prices were down by 18.12%.

**Year to Date 2026 vs. Year to Date 2025**
The number of homes listed in Caledon, year-to-date decreased from 1,468 to 1,231, which is a decrease of 16.14%. The number of homes sold increased by 1 home or 0.27%. The average days on market increased by 10 days to 38 days. Average sale prices were down by 14.43%

**PROVIDED BY**

ROYAL LEPAGE
RCR Realty, Brokerage
Independently Owned & Operated



# What to know about landscape lighting

Home improvement trends come and go, and one trend that has become wildly popular in recent years is recognizable in yards every night. Landscape lighting has transformed how people see and enjoy their properties at night, making it one of the more sought-after upgrades among modern homeowners.

Curb appeal is often seen through the lens of how homes appear during daylight hours, but landscape lighting can make homes look better and more modern, and potentially safer, after the sun goes down. With such potential, landscape lighting is worth exploring for homeowners looking to upgrade their properties.

### ARE THERE DIFFERENT TYPES OF LANDSCAPE LIGHTING?

When considering landscape lighting, homeowners should know that there are various options to consider. According to the lighting experts at Lumens, spotlights project a concentrated and narrow beam of light that's usually around 45 degrees. Spotlights are often chosen to highlight specific features on a property, like a component of the landscaping. Individuals who want to cast light over wider, more general areas may consider floodlights, which Lumens notes spread light up to 120 degrees.

Inground lighting is among the more sophisticated landscape lighting options. Lumens notes that inground lighting illuminates the whole of a tree or structure, often creating a dramatic look. These circle-shaped lights also are great at illuminating walkways and driveways.

Post lights are another outdoor lighting option, and these are often used to light up long walkways and pathways so it's easier and safer to navigate dark areas at night.

### IS LANDSCAPE LIGHTING A JOB A DIYER CAN HANDLE?

Many homeowners consider a do-it-yourself approach when pondering a potential home renovation, and a landscape lighting project is likely to inspire such curiosity as well. The home experts at HGTV note that the feasibility of DIY in regard to a landscape lighting project depends on the type of lighting homeowners want to install and where they want to install it. Replacing an existing electrical fixture may be well within the skill of a seasoned DIYer, but installing a new fixture is a job best left to the professionals. Homeowners whose homes currently have no or very little landscape lighting are almost certainly better off working with a professional. Solar lighting that does not require any electrical work can be installed quickly and easily by anyone, but such options may not provide the look homeowners are aiming for.

### HOW MUCH LIGHTING IS NECESSARY?

The amount of lighting homeowners want to install is up to them. If the home currently has little or no landscape lighting, a consultation with a professional can help to determine how much lighting to install and where to install it. When discussing landscape lighting, homeowners may want to inquire about dimmers. Dimmers can increase or decrease lighting depending on the situation. For example, homeowners may want a little extra light during a party, but less when relaxing alone outside at night. Dimmers allow homeowners to adjust as necessary.

Landscape lighting is a popular home renovation trend. Homeowners considering adding landscape lighting to their property are urged to work with a skilled professional to devise and install a set-up that makes their homes more appealing at night.



SPACIOUS APARTMENTS
FOR RENT
*Modern Living Designed for Everyday Comfort.*



**SUITE FEATURES:**
- 1-2 Bedrooms
- Spacious Layouts
- Pet Friendly
- Park Views







1 BEDS FROM
**$1,820**
2 BEDS FROM
**$1,999**

BOOK NOW +1 (833) 658 8399
www.drakepm.com
DRAKE PROPERTY MANAGEMENT

ROYAL LEPAGE TOP TEN AWARD 2024 INDIVIDUAL · NATIONAL
ROYAL LEPAGE NATIONAL TOP 2% 2025
ROYAL LEPAGE AWARD OF EXCELLENCE LIFETIME MEMBER
CR
CHERYL ROBB
SALES REPRESENTATIVE
ROYAL LEPAGE RCR Realty, Brokerage. Independently Owned & Operated.
ROYAL LEPAGE EXECUTIVE CIRCLE AWARD 2025

FEATURE PROPERTY OF THE MONTH!





30 BORLAND CRESCENT, CALEDON EAST
This beautifully maintained, turn-key bungalow, is nestled on a quiet, mature street in the heart of Caledon East. The bright, open-concept floor plan is filled with natural light & features a spacious living room, dining area, and a beautifully updated kitchen w/new custom quartz countertops & abundant cabinetry. Enjoy easy access to parks, schools, walking trails, and everyday amenities. Offered at $1,299,000

cherylrobb.com (905) 857-0651 (416) 805-1316 cherylrobb@royallepage.ca

# 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 bdrm family home
- 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
- Shelburne $799,000




## HIDDEN HIDEAWAY IN BOLTON
- Charming Century Home
- 3 Bedrooms, 2 Bathrooms
- Quiet Street, walk to town
- Granite counters in kitchen
- Living Room w/ Gas Fireplace
- Private treed backyard
- Partially finished basement
- Bolton, $935,000



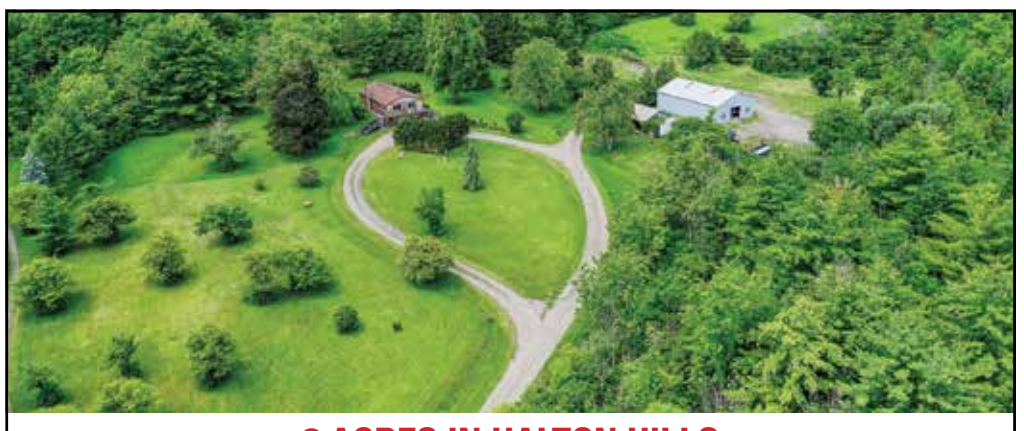
## SUN-FILLED RIVERFRONT BUNGALOW RETREAT
- Riverfront with total privacy
- South-facing & sun-filled
- Wall of windows with views
- 3 beds & 3 full bathrooms
- Walkout lower level
- Hot tub overlooking river
- Huge new outbuilding (2026)
- Haliburton, $1,049,000




## COUNTRY LIVING, CLOSE TO EVERYTHING
- 25-Acres of forested privacy
- Custom 4 BDRM Bungalow
- Great Rm with Vaulted ceilings
- Solarium & screened porch
- Trails & pond oasis
- Detached 3 car garage
- Gas & fibre available
- Mono, $1,299,000



## TRANQUIL COUNTRY RETREAT
- Panoramic views
- 2-Acres, barn & golf hole
- 4 Bedrooms, 3 Baths
- New deck, gazebo
- Modern revamped kitchen
- Finished lower level
- Insulated Garage
- Mono, $1,374,900



## 8 ACRES IN HALTON HILLS
- Approx. 8-acre hilltop
- Panoramic Toronto skyline views
- 48 ft x 36 ft steel-clad building
- 33 ft x 21 ft building w/ bay doors
- Private meadow w/ endless uses
- Renovate or build a dream home
- Circular drive & mature trees
- Halton Hills, $1,599,000



## A RARE CREEKSIDE OPPORTUNITY IN CALEDON
- Picturesque 5-acre property
- Scenic Caledon Creek frontage
- Ready for your dream home
- Well & partial septic in place
- Long private driveway
- Trailer with hydro & water
- Peaceful setting, city convenience
- Caledon, $1,399,000



## CALEDON WATERFRONT RETREAT
- 300 Ft of private shoreline
- Exclusive Green Lake
- Modern Post Beam home
- Guest bunkie suite
- Heated shop/garage
- Outdoor kitchen oasis
- Dock, beach & gazebo
- Caledon, $1,799,000



## PRIVATE 34 ACRE CALEDON ESTATE
- Main-floor primary w/ ensuite
- Sunken living room, wood FP
- Two beds w/ private ensuites
- Walk-out basement, 3-pc bath
- 7-stall barn + workshop
- Trails, paddocks, open land
- Pool, Deck & Gazebo
- Caledon $1,999,999

*The Summer Market*
**is seeing more sales now than in the Spring!**

**If you are thinking about selling your property, give us a call!**