RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 7, ISSUE 8

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PASSING THE BATON:

A mother-daughter legacy in Caledon real estate



Starting a business is never an easy journey. But sometimes, when business and family come together, something even stronger is created—a partnership built on trust, shared values, and a legacy that can span generations.

For Rose Perdue, that journey began in 2005 when she started her real estate career with Century 21, presently with RE/MAX. For over two decades, she has helped generations of families in the Caledon community and the Greater Toronto Area find not just a house, but a place they can proudly call home.

In 2015, Rose's daughter, Stephanie Perdue-Hofmann, entered the world of real estate. Together, they formed the Rose Perdue Team. Over the years they combined their individual strengths, built a business grounded in long-lasting client relationships within the Caledon community and expanded across Etobicoke.

"I won't lie—my mother asked me many times to join her, and for more than two years, I said no," Stephanie recalls. "While we have a great deal in common, we can also both be strong-minded, and that gave me pause."

Eventually, something clicked.
"I realized we could build a very successful mother-daughter team by combining our individual strengths. I had always admired my mother's work ethic and values, and that admiration gave me the confidence to take the leap. The rest is history, and I truly can't imagine myself in any other industry now."

As the mother-daughter team approaches a new chapter in their business, Rose has passed along more responsibility to Stephanie.

This transition is not about Rose stepping away. Rather, it is about giving Stephanie the opportunity to take on a greater leadership role while allowing Rose to enjoy the flexibility that comes with seeing the next generation of her business take shape.

"Knowing that my past, present and future clients are in the hands of someone who leads with professionalism, trustworthiness and genuine care makes me both a proud and grateful mother," says Rose. "It also gives me complete confidence that Stephanie will continue to carry forward these same values as a team leader."

For Rose, the realization that Stephanie was ready to take on greater responsibility came years ago, during one of the most emotional periods of her life.

More than eight years ago, Rose's husband, Stephanie's father, passed away. Stephanie stepped forward allowing her mother the time and space she needed to grieve.

"During that incredibly difficult time, Stephanie, without hesitation, took control of our team and I quickly realized that she truly understood what it takes to lead and grow the business."

That experience gave Rose a new perspective on life and business.

"While I remain an important part of our team, Stephanie has allowed me the flexibility to enjoy life more, and she has always been appreciative of everything I have taught her along the way," Rose says. "There is no greater feeling than seeing the succession plan come together exactly as I had always hoped."

For Stephanie, joining her mother in real estate has been about much more than building a successful career.

It has given her the opportunity to work alongside someone she has always admired and become part of a legacy her mother spent decades creating.

Over the years, their positive relationships with clients and trusted colleagues have resulted in assisting families across the province, country and even as far as Europe and Barbados! They are honoured that 80% of their business comes from repeat business as well as referrals through past clients, friends and family. This is something both Rose and Stephanie are extremely proud about.

"Our clients are provided the same professional advice that we would give our immediate family," says Stephanie. "If need be, we have created a network of colleagues across the globe that we can confidently put our clients into their hands for assistance and service that they have grown accustomed to when dealing with us."

"It means everything to me," says Stephanie. "My mother mentored me, trusted my judgment, and gave me the space to make decisions that I believed would strengthen our business."

"Knowing that she remains the face of our brand while I help bring our vision to life is such an honour. Being trusted to carry forward what my mother started is something I value deeply."

Their success, however, has not come without its challenges. Working with family can require patience, understanding and the ability to recognize when to lead—and when to step back.

For Rose and Stephanie, their mother-daughter relationship has ultimately become one of the greatest strengths of their partnership.

"Let's face it—mothers and daughters share a special relationship," Stephanie says. "Knowing when to trust each other and allow one another the freedom to follow our instincts has helped us grow tremendously, both personally and professionally."

As Rose looks toward the future, she is excited to watch Stephanie continue to build upon the foundation they have created together.

But this is not retirement. It is a transition.

"I am not stepping away; I am simply taking a step back to give Stephanie the opportunity to continue growing," says Rose. "I have always been a very social person, so staying connected with clients and continuing to give back to the community will always remain important to me."

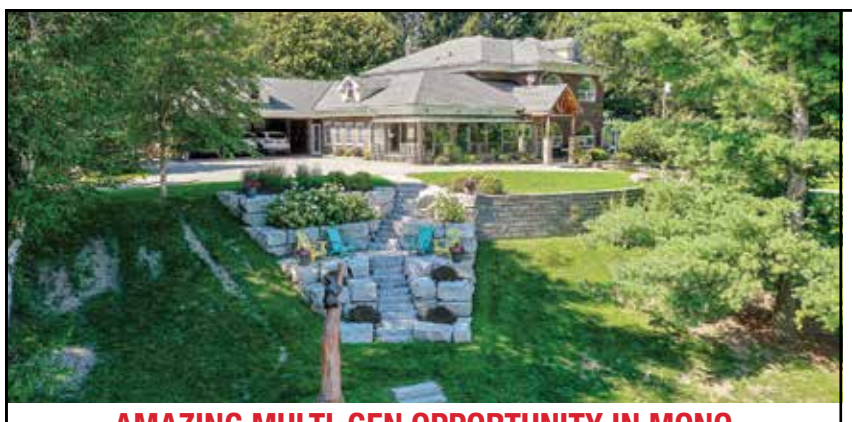
After years of helping families navigate some of life's biggest decisions, Rose will continue to be an important part of the Rose Perdue Team and the Caledon community.

Their story is about more than real estate. It is about mentorship, family, trust and the passing of knowledge from one generation to the next.

Rose built the foundation. Stephanie is helping carry it forward.

And together, they will continue doing what they have always done best—helping people find not just a house, but a place to call their forever home.

Written by Kathryn Fraser



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Cleaning tips for a healthy home

(NC) Many Canadians won't wait for winter to wind down to tackle a major cleaning. It can give a real feeling of a fresh start and a sense of ownership and pride in your space. Whenever you get around to deep cleaning your home, here are some safety tips to keep in mind:

READ AND FOLLOW SAFETY INSTRUCTIONS

Many cleaning products--even some labelled eco-friendly or organic--contain ingredients that can harm your health if not used properly. Always read the label before using a new cleaning product to be aware of the hazards and understand the precautions you should take during use. Never mix different cleaning products together. Combining bleach with ammonia, for example, can create a toxic gas.

LEARN THE HAZARD SYMBOLS

Hazardous cleaning products include safety information on the label. Look for hazard symbols on the front of the product to give you information about the danger.

There are three types of hazard labels you should know about:

- **A FLAME:** the product is flammable
- **SKULL AND CROSSBONES:** the contents are poisonous
- **A BONY HAND:** the product is corrosive.

The frame of the hazard symbol is also important:

- **A TRIANGLE:** symbolizes that it is the container that is dangerous
- **AN OCTAGON:** symbolizes that the contents inside are dangerous

Teaching children from an early age to stay away from containers with hazard symbols can help keep them safer.

GEAR UP

Reading the label will tell you if you need to wear protective equipment like gloves when using certain products. In other cases, you'll want to wear clear safety glasses or goggles to protect your eyes. You should also remove your contact lenses if you wear them before starting cleaning to prevent irritation from contact with chemicals or particles in the air.

SAFE STORAGE

Always leave cleaning products in their original containers so everyone can read the safety information on the label. If you have young children in the house, all cleaning products should be stored in a locked cupboard or on a high shelf that's out of their reach.

By taking some simple steps, you can enjoy a sparkling clean living space and keep yourself safer. Find more safety information at canada.ca/healthy-home.

www.newscanada.com



4 simple HOME refreshes that make your space feel new

(NC) With the cost of living on the rise, many homeowners are skipping big renovations and opting for smaller, smarter updates instead. A few DIY refreshes can make your home feel brand new, create a great space for hosting and even add value, all without breaking the bank.

Something to note: Some major updates can affect your home's replacement value, so you should check with your insurer before starting. Some providers, such as Belairdirect, have apps that let you review your coverage, get a quote in minutes and make updates easily, all from your phone. That way, you can move forward with confidence and get straight to the fun part:

1 GIVE YOUR SPACE AN INSTANT FACELIFT.

You don't need a full renovation to make your home feel fresh. A coat of paint or swapping outdated cabinet hardware, door handles and light fixtures can make a big visual impact and are easy to do yourself.

2 SET THE MOOD WITH SMARTER LIGHTING.

Good lighting changes how a space looks and feels. You can get brighter, longer-lasting light at a lower energy cost by replacing incandescent bulbs with LEDs. Outside, solar pathway lights or string lights can instantly create a warm, inviting atmosphere, perfect for that casual summer get-together.

3 CREATE YOUR OWN BACKYARD RETREAT.

Pick one area and make it feel like an extension of your home. You can add shade with a canopy or umbrella, bring in comfortable seating, lay down an outdoor rug to define the space and add planters or flowers for a pop of colour.

4 KEEP THE COOL AIR IN.

Check windows, doors and doorframes for small gaps that let cool air escape. Weatherstripping or caulking is a simple, affordable fix that helps keep your home comfortable year-round. A programmable thermostat can also help manage heating and cooling automatically when you're not home.

With a little creativity and a weekend or two, you can make your home feel like new again. Find more home tips at belairdirect.com.

www.newscanada.com

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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.

RESALE HOMES COLLECTIONS



What buyers can do to improve chances their offer is accepted

The real estate market can be highly competitive. When inventory is limited and prices are high, prospective buyers must be ready to pounce and make an offer before the competition kicks up and the home is off the market.

The ability to move quickly with an offer can help buyers land a home in a competitive market, but that decisiveness may not be enough to ensure an offer is accepted. Buyers accustomed to the home buying process know there's no guarantee an offer will be accepted, but they can take steps to improve their chances of standing out in a competitive market where sellers may be fielding multiple offers at once.

• Use recent sales data to inform your offer. Though there are places with non-disclosure laws that do not mandate property sales prices be made public, such data is readily available in many areas. That information can be invaluable to home buyers in competitive real estate markets because it gives them a strong idea of how much homes have been going for in towns and even specific neighbourhoods they're targeting with their search. That data also tends to be relied upon when sellers list their homes. Sellers may see how much a neighbour's home sold for and use that to set the price of their own homes. With that knowledge in hand, buyers can tailor their offers to reflect recent sales figures.

• Obtain a mortgage preapproval. Bank of America notes that a mortgage pre-qualification estimates what buyers might be able to borrow based on a credit check and information they provide, such as income data. Once that information is provided, prospective buyers may obtain a preapproval if a lender deems them creditworthy. A preapproval is important because it shows sellers that a buyer has the credit and financial backing necessary to follow through on an offer. Many sellers ask if bidders are preapproved because the preapproval facilitates a quicker sale.

• Increase your earnest money offer if you're truly committed to buying a particular home. Fulton Bank advises buyers to offer more earnest money, which is akin to a good faith deposit toward the purchase of a home. A typical earnest money deposit may be somewhere between 1 and 3 percent of the purchase price, but an earnest money offer of 5 percent may indicate to sellers that you're a committed buyer. But Fulton Bank notes that buyers who rescind their offers may or may not have their earnest money offer refunded.

• Speak to your agent or realtor about including an escalation clause. It's always best that buyers work with a real estate agent or realtor when looking for a home. When you find a property that interests you in a competitive market, discuss with your real estate representative if an escalation clause might boost the chances that your offer is accepted. Rocket Mortgage notes that an escalation clause is part of a real estate contract that indicates a buyer is willing to automatically raise their offer on a home if the seller receives a higher offer. The escalation clause indicates the most a buyer is willing to offer. The inclusion of an escalation clause is a big decision, which is why it can be so helpful to speak with your representative before deciding for or against including one in your offer.

It can be hard to compete in the real estate market. But there is much buyers can do to increase the chances their offers are accepted.

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RESALE HOMES COLLECTIONS

Turn your bedroom into a relaxing retreat

People who use their bedrooms as a work space may find they're compromising their well-being by introducing activities into the bedroom. The Sleep Foundation says having an office in the bedroom blurs the lines between work and personal life, which can have serious effects on sleep. Rather, people should be looking to turn their bedrooms into relaxing retreats that offer a respite from the outside world.

• **REMOVE BLUE-LIGHT EMITTING DEVICES.** Computers, tablets, smartphones, and other electronic devices emit blue light, which can compromise natural melatonin production in the body that contributes to sleep. Such devices should not be used at night in the bedroom.

• **USE A NEUTRAL COLOR PALETTE.** Neutral color palettes evoke a spa feeling. Walls can be painted white, beige or a light shade of gray. This can help the room feel calming and welcoming.

• **DECLUTTER THE ROOM.** A sense of calm can be achieved simply by removing excess clutter. There is some evidence that the brain is more calm near an empty dresser, desk or clothes hamper. Therefore, removing excessive items from the room is a first step to making a nice retreat.

• **ADD SOFT LIGHTING.** Adjust the intensity and the color of the lighting in the bedroom. It should be subtle and warming. Dimmers enable homeowners to adjust lighting as needed.

• **INSTALL AN ELECTRIC FIREPLACE.** There is something to be said for the relaxing effects of gazing into the flames of a fire. A crackling (faux-wood) fire is an added layer of indulgence in a bedroom.

• **ADD AN AREA RUG.** Even in rooms with carpeting, an area rug under the bed can further define the perimeter of the bed and add extra plushness underfoot.

• **INVEST IN AROMATHERAPY DIFFUSERS.** Certain smells can create a relaxing mood. These may be sandalwood, lavender or jasmine. Utilizing their preferred scents, homeowners can employ reed diffusers in their bedrooms to enjoy the aromas of natural oils.

• **USED CLOSED STORAGE.** Open shelves and visible closet interiors may not hide a mess. Exposure to clutter can contribute to feelings of anxiety. Store items that shouldn't be on display behind closed doors or drawers.

• **BRING IN LUXURY LINENS.** Homeowners should not skimp on comforters, sheets, duvet covers, and pillows for their beds. A cozy bed to dive right into can serve as the centerpiece of a bedroom retreat.



How to brighten INTERIOR spaces

If spring and summer are seasons when homeowners focus their renovation energy on outdoor living spaces, that attention shifts back inside upon the arrival of fall.

People tend to spend much more time indoors than outside come late fall and throughout the winter. The ambiance inside in fall and winter is notably different, as fewer hours of daylight can darken interior spaces. Finding ways to brighten home interiors can make spaces more inviting in late fall and throughout the winter.

LAYER WITH SHEER AND BLACKOUT CURTAINS

The simplest way to brighten interior spaces is to allow natural light to illuminate them, but that can be difficult in homes with blackout curtains. Blackout curtains are highly effective at keeping light out, but they won't do much to brighten interior spaces in the winter. Layer blackout curtains with sheer curtains so you can still get some privacy but brighten interior spaces with natural light at the same time.

ADD LIGHTING WHEREVER POSSIBLE

The days when interior lighting was limited to floor lamps and overhead fixtures are long gone. Various types of lighting can now be used to brighten interior spaces throughout winter. Recessed lighting is a relatively inexpensive upgrade that can brighten any room in a home at any point in a day. Unlike a traditional overhead fixture where the light emanates from a single source, recessed lighting can be installed in various points in the ceiling so each corner of a room can be lit up. In addition to recessed lighting, under cabinet lighting in kitchens and on bookshelves can brighten spots that traditional fixtures typically fail to illuminate. Layering the lighting so light comes from various sources can create a brighter feel.

USE COLOR TO YOUR ADVANTAGE

Color is another tool that can be used to brighten interior spaces in the winter. If homeowners are reluctant to paint walls with new and brighter colors, then accents can lend rooms a lighter feel. Vibrantly colored throw pillows, blankets and fixtures can create a lighter feel when residents and guests enter a room. Artwork with light colors also can help to brighten interior spaces.

WASH THE WINDOWS

They are easily overlooked, but dirty windows can block natural light and greatly reduce the amount of light entering a home through the windows. Clean the interior and exterior of your windows prior to winter so any grime that has built up in recent months and years is not preventing light from entering your home.

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RESALE HOMES COLLECTIONS



How to make a real estate listing stand out

The real estate market is notably competitive. While the competitive nature of real estate is often discussed in terms of buying, sellers might face some stiff competition when trying to make their properties stand out.

The popularity of real estate listing websites like Zillow, Trulia and Redfin has made it easier than ever for buyers to find properties for sale. But those sites feature so many listings that it's not always easy for sellers to make their properties stand out. With that in mind, homeowners can work with their real estate agents or realtors to tailor a listing that's sure to draw the attention of buyers.

• IDENTIFY WHAT MAKES YOUR PROPERTY UNIQUE

Homeowners can take a tour of their properties with their real estate representative to identify what makes their homes and grounds unique. Details like the number of bedrooms and bathrooms and the total square footage certainly draw the attention of buyers, but neighborhoods tend to feature similarly sized properties. But an emphasis on unique features, whether it's a fully finished basement or a recently remodeled outdoor living space, can make a listing stand out.

• READ A LISTING AS IF YOU WERE A PROSPECTIVE BUYER

In addition to emphasizing the unique features of your home, you can read a draft of your listing to see if it would appeal to you if you were a buyer. Does the listing adequately convey what makes your property special? Is there enough information about the property? Does the listing get into specifics or is the description generalized? Buyers will look at an assortment of listings, and it can be easy to confuse one with another. Concise but detailed characterizations can increase the chances buyers remember your listing.

• EMPHASIZE KEY CHARACTERISTICS IN BULLET POINTS

A listing that's too wordy may not be read in full, but work with your real estate representative to identify points of emphasis and even list those as bullet points to make the listing more reader-friendly.

• BE HONEST

Buyers come from all walks of life, but none want to read a listing and then feel as if they've been misled upon visiting a property. While it may seem as though everyone wants a move-in ready home, many buyers will not scoff at a listing that notes DIY potential. At the same time, if a home is indeed move-in ready, emphasize that so buyers who don't want to swing any hammers know they won't have to if they buy your home. An honest characterization will attract buyers, while a misleading description of the property will come across as a red flag that will make buyers wonder what else sellers might be hiding.

• HIGHLIGHT THE AREA AS WELL

Buyers aren't just investing in a home, they're investing in a place to set down roots. Consider the town where you live and use the listing to highlight its strong points. If your town is a walkable locale with a thriving local shopping and food district, emphasize that in your listing. If the town boasts a top-notch school system, be sure to allude to that in the listing.

Sellers and their real estate representatives can employ various measures when writing a property listing to make it stand out.

Renovations with the biggest bang for your buck

While many renovations add value to a home, some offer more value than others. When allocating dollars to renovations, particularly when finances are tight, homeowners may want to direct their efforts to those projects that will offer the highest rate of return on investment. Each year Zonda Home, in conjunction with Remodeling magazine, puts together a list of high-return projects. Exterior projects drive the most value for owners who are selling their homes, and they consistently top the list of high-ROI improvements. Here are five projects offering a strong ROI that homeowners may want to consider.

1. **GARAGE DOOR REPLACEMENT:** A garage door replacement is part of the curb appeal improvements homeowners can consider. At an average cost of $4,672, it offers a recouped cost of 267.7 percent according to the 2025 Zonda report.

2. **STEEL DOOR REPLACEMENT:** Also boasting an ROI north of 200 percent, a steel door installation is a wise choice for homeowners who want to drive up the value of their homes.

3. **MANUFACTURED STONE VENEER:** Manufactured stone veneer is a manmade masonry product that looks like natural stone but is lightweight and easier to install. It can offer a recouped cost of 207.9 percent on the $11,702 investment.

4. **FIBER-CEMENT SIDING REPLACEMENT:** Homeowners in the market for new siding can consider fiber-cement siding, which will see the investment recoup slightly more than 100 percent of its cost.

5. **MINOR KITCHEN REMODEL:** Kitchens are the heart of a home, and a minor remodel offers a 113 percent return. Inside the home the golden rule is to keep things simple. Minor remodels tend to offer a better rate of return than major ones. Buyers will pay for move-in ready and updated, but sellers likely will not recoup the costs for luxury upgrades or over-the-top renovations.

It's important to note that 2025 was the first time a practical backup generator made the list of top improvements. Falling into the number seven spot, the generator averaged a return of 95.3 percent, which underscores how homeowners are gearing improvements toward the changing climate and unpredictable weather.

Those remodeling primarily to increase equity for future sales may want to consider exterior projects and basic kitchen improvements.

MARKET UPDATE

Orangeville Statistics - July

	July, 2026	July, 2025	% Change
# of Active Listings	157	170	-7.65%
# of Homes Listed	89	100	-11.00%
# of Sales	36	49	-26.53%
List Price vs. Sale Price Ratio	97%	97%	0.00%
Average Days on Market	33	39	-15.38%
Average Sale Price (all types)	$724,614	$810,508	-10.60%
Detached	$841,132	$928,383	-9.40%
Semi-Detached	$638,350	$604,182	5.66%
Freehold Townhouse	$631,250	$755,900	-16.49%

Orangeville Statistics - Year to Date

	Jan - July, 2026	Jan - July, 2025	% Change
# of Homes Listed	541	589	-8.15%
# of Sales	207	234	-11.54%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	41	34	20.59%
Average Sale Price (all types)	$748,397	$801,427	-6.62%
Detached	$784,963	$816,550	-3.87%
Semi-Detached	$626,946	$658,436	-4.78%
Freehold Townhouse	$657,894	$709,208	-7.24%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	157
Divided by Sales per Month	36
Months of Inventory	4.4

There is currently 4.4 months of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

Peel - Caledon Statistics - July

	July, 2026	July, 2025	% Change
# of Active Listings	471	497	-5.23%
# of Homes Listed	210	247	-14.98%
# of Sales	55	66	-16.67%
List Price vs. Sale Price Ratio	95%	96%	-1.04%
Average Days on Market	36	28	28.57%
Average Sale Price	$1,230,122	$1,201,832	2.35%

Peel - Caledon Statistics - Year to Date

	Jan - July, 2026	Jan - July, 2025	% Change
# of Homes Listed	1,441	1,716	-16.03%
# of Sales	432	441	-2.04%
List Price vs. Sale Price Ratio	96%	96%	0.00%
Average Days on Market	37	28	32.14%
Average Sale Price	$1,158,240	$1,321,970	-12.39%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	471
Divided by Sales per Month	55
Months of Inventory	8.6

There is currently 8.6 months of inventory on the Market in Caledon.
In a Buyers Market, there is normally more than 6 months worth of inventory.

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ROYAL LEPAGE TOP TEN AWARD 2024 INDIVIDUAL - NATIONAL
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ROYAL LEPAGE EXECUTIVE CIRCLE AWARD 2025

THINKING OF DOWNSIZING? FEATURED PROPERTIES 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. Beautifully updated kitchen w/new custom quartz countertops & abundant cabinetry. Enjoy easy access to parks, schools, walking trails, and everyday amenities.
Offered at $1,239,000



60 HOLMES DRIVE
MONO MILLS
Nestled on a picturesque half-acre lot in sought-after Mono Mills, this beautifully maintained bungalow backs directly onto conservation land, offering exceptional privacy, scenic forest views, and a peaceful setting that's becoming increasingly rare to find.
Offered at $1,179,000

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7271 13TH LINE, ALLISTON
Everything you never knew you wanted.

Nestled on a serence country setting on just over half an acre this beautiful 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 **$1,699,823**

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MODERN & BRIGHT OFFICE SPACE
- Modern, professional workspace
- Panabode log home feel
- Kitchenette area
- High-speed internet ready
- Convenient parking available
- Prime, accessible location
- Also being offered per unit
- Mono Mills, $3,900 Month plus TMI



TAMARACK ESTATE PROPERTY
- 3+3 Bdrm Executive Bungalow
- 2.18 Acre lot w/ inground pool
- Finished walk-up basement w/ W/O
- Bright with high ceilings
- Open concept, modern design
- Private primary suite w/ 5 pc. spa bath
- Over 4,000 sq ft of finished living space!
- Caledon Village, $1,689,000



ESTATE WITH PANORAMIC VIEWS ON 50 ACRES
- Custom Normerica Home
- Cathedral ceilings & timber beams
- Main floor primary suite
- 4 bedrooms & 3 bathrooms
- Finished walkout lower level
- Two-tier pond & waterfalls
- 5-Stall Barn & 30x72 Shed
- Hockley Valley, $2,499,000



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



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



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



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



2-STOREY ON PREMIUM LOT
- 5 Bed 5 Bath home
- No front neighbours
- Family friendly neighbourhood
- Extensively Renovated!
- All upper BDRMS have ensuites
- Modern chef kitchen
- Finished basement
- Caledon, $1,269,000



DREAM BUNGALOW & WORKSHOP
- Renovated Kitchen with Island
- Warm Hardwood Floors
- Bright Open Living Space
- 3+2 Bedrooms, Finished Basement
- Heated & Insulated Workshop
- Lush gardens with fruit trees
- Treehouse with slide & zip line
- Caledon, $1,399,000

Get ready for the fall market!

Call us now so that we can set you up for success!