RESALE HOMES COLLECTIONS

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Focus on Decorating attributes nearly 30 years of success to loyal customers and unwavering service

Focus on Decorating – Benjamin Moore has proudly served the community with quality paints, stains, wallpaper and window coverings for nearly 30 years.

The family-owned, independent premium paint store offers colour consultations, custom colour matching, jobsite delivery and expert advice on projects of any kind.

Business owner Ken Eppenberger said Focus on Decorating is built upon a long-standing customer-first philosophy passed down from his mother, who opened the store in 1997.

He attributes the company's long-standing success to its loyal customer base and word-of-mouth reputation within the community.





"We really want to express our thanks and appreciation to the customers who have stuck with us for the past 29 years that we've been here. That loyalty means everything to us," said Eppenberger, who has been involved with the family business since it opened and took over management about 15 years ago.

"A big part of what we do is build relationships. We still have customers today who my mother knew decades ago, and they continue to come back because that sense of trust and rapport has carried through over time."

Beyond paint, Focus on Decorating carries Hunter Douglas Blinds, Alta Window Fashions, Maxxmar Window Fashions, Hickory Hardware products, wallpaper ordering through supplier books, and a wide selection of decorative home-finishing solutions.

Personalized service and product quality are what define Focus on Decorating, according to Eppenberger.

"People who have tried our brand are generally impressed with the quality, the lasting finish, and the coverage they get compared to other products on the market," he said.

"Our staff is very knowledgeable, and when people come in with an issue or a problem, we take the time to work through it with them and try to resolve it properly, not just send them away with a quick answer."

Benjamin Moore products are known for their high solids content, which results in better coverage because there is a higher percentage of actual pigment-binding material in their paints rather than solvent. This means fewer coats of paint are needed, improving durability and providing a thicker, longer-lasting finish.



What sets Focus on Decorating apart from other retailers is its independent-store atmosphere and its emphasis on greeting customers and providing immediate assistance with a personal touch.

Eppenberger said he has a small but highly dedicated team of seven employees who ensure customers walk out the door with everything they need.

"Most of our staff have five to seven years of experience here, so customers are dealing with people who really know the products," he said. "My philosophy is that it shouldn't matter who you're talking to — you should be getting the same answers and the same advice from everyone here."

Focus on Decorating is very active in the community, supporting service clubs and church groups throughout the year. The business recently donated paint to the Orangeville Curling Club for facility improvements and has donated gift cards to support its fundraising efforts through annual bonspiels.

"We try to assist where we can," Eppenberger said.

Monthly specials are always available, and there is pricing flexibility for whole-home projects. Staff work with customers to help manage project costs where possible.

Focus on Decorating is located at 88 First St., Orangeville, and is open seven days a week. Its hours of operation are from 7 a.m. to 7 p.m. Monday to Friday, 9 a.m. to 5 p.m. on Saturdays, and 10 a.m. to 4 p.m. on Sundays.

The weekday hours serve contractors by opening early at 7 a.m. and the general public by keeping it open until 7 p.m.

Eppenberger says he's always happy to help customers, no matter when they come through the door.

"The consumer coming in is never an inconvenience to us – they are the reason we are in business. If you lose sight of that, you lose what makes a small business work in the first place," Eppenberger explained.

"We try to go out of our way to provide a level of service where the customer doesn't have to figure everything out themself. We guide them through it, we help them make decisions."

To learn more about Focus on Decorating, visit focusondecorating.ca or call (519) 942-8171 during regular business hours.

Written by Sam Odrowski



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Is moving the right move after retirement?

Retirement is a milestone moment in life. Each person has their own vision of an ideal retirement. Some may want to travel the world. Others may look for a second career or a chance to volunteer in support of a cause near and dear to their hearts. Retirement also may lead some to ponder if it's the right time to sell their homes.

Retirement is often associated with downsizing a home, but data indicates that even seniors who sell are not necessarily moving into smaller homes. A spring 2026 report from the National Association of Realtors found that seniors between the ages of 61 and 70 who sold a 2,000-square-foot home between June 2024 and June 2025 typically moved into a similarly sized property.

Downsizing may not be compelling seniors to move after retirement, but that doesn't mean newly minted retirees should not give the idea of moving ample consideration. In fact, there are many reasons to move after retiring, and considering those factors can help seniors determine if moving is right for them.

• **REAL ESTATE MARKET:** Real estate markets fluctuate, and retirees can monitor home prices where they currently live and where they might want to move to see if the time is right to relocate. If prices are high in your current market and low in areas where you may want to spend your retirement, then a relocation might enable you to pocket a sizable amount of money, which can then be redirected toward retirement expenses like travel, entertainment and health care.

• **TAXES:** Working with an experienced tax attorney can help retirees determine if moving is in their long-term financial interest. Capital gains taxes, income taxes, and property taxes are just some of the financial variables affected by location. Retirees could save substantial amounts of money by moving to locations with lower tax obligations. Those savings can help to ensure seniors do not outlive their money. Even if you're attached to your current home, the tax savings associated with relocating to a more retiree-friendly locale may be too great to pass up.

• **MAINTENANCE:** While financial considerations may be foremost on the minds of retirees pondering a move, it's equally important to ask if you can keep up with the maintenance associated with your current home. There's also the question of desire in relation to home maintenance. If you're physically incapable of routine maintenance tasks or simply want someone else to handle chores like maintaining the landscape, then a move to a 55+ community where maintenance is paid for by monthly homeowners' association fees might be the best decision.

• **FAMILY:** Modern families tend to spread out. According to the Pew Research Center, 32 percent of adults with a postgraduate degree do not live near any extended family members. But 42 percent of such adults live within an hour's drive of some extended family members. Retirees who aspire to reconnect with grown children and build strong relationships with grandchildren who may live an hour or more away might consider relocating to be closer to the people they love most.

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TIPS TO WINTERIZE A HOME AS COLD

weather approaches



It's not uncommon to spend a lot of time out of the house when the weather outside is warm.

The popularity of outdoor living spaces has made it easier than ever to enjoy nature without leaving home, which can generally be done from late spring to mid-fall each year in many regions. But as fall creeps toward winter and temperatures drop, it's time to head back indoors.

As millions prepare to go back inside with winter approaching, it can be beneficial to winterize a home so interior spaces are more comfortable and exterior spaces are better able to withstand potentially harsh winter weather.

CHECK YOUR CARBON MONOXIDE DETECTORS

Fall is a great season to open the windows in many regions that feature prototypical autumn air. But the crisp air of fall will eventually give way to much colder air, at which time the windows will be closed and likely remain shut for months to come. The Minnesota Department of Health notes that carbon monoxide (CO) is an odorless, colorless gas that cannot be detected by the senses. When windows remain closed for long periods of time, such as in winter, the buildup of CO, which can come from sources like water heaters, gas stoves, fireplaces, and clothes dryers, can poison residents over time. CO detectors are a safety net against such a fate, but they must be operating at peak capacity in order to be effective. As fall winds down, check all CO detectors to make sure they're working properly and replace any that are not.

CHECK FOR DRAFTS

Check around windows and doors throughout the home to see if there are any gaps that are allowing air from outside to enter the home. If daytime temperatures are mild well into the fall, then it can be difficult to see if there are any drafts before the sun goes down. Conduct this check in the evenings when temperatures are a little more chilly and leaks are easier to detect. If drafts are detected, apply weather stripping around doors and windows that do not require replacement. If there's drafts around aging windows and doors, consider replacing them.

CALL A CHIMNEY SWEEPING SERVICE

Cozying up beside a fire can make anyone forget the cold weather outside. But fireplaces should be subjected to a thorough cleaning by a skilled professional before each winter. Animals might have nested in the chimney since the fireplace was last used, and you will want any nests cleared prior to lighting your first fire of the season. In addition, the tar-like substance creosote, which forms when wood is burned in a fireplace, can build up and harden over time. That's a dangerous prospect, as creosote is highly flammable, which can lead to chimney fires. Creosote also can block the flow of air through a chimney, and that can trap gasses, including CO, in a home.

REVERSE YOUR FANS

It's a simple step but one people may not even realize they can make. In homes with ceiling fans, residents can reverse the fans so the blades spin clockwise. This simple step pushes trapped warm air hovering around the ceiling into the living space below. This can make home interiors warmer without requiring residents to turn up the thermostat and increase their energy bill.

REPLACE YOUR HVAC AIR FILTER

Replacing the air filter on your HVAC prior to winter can make the unit operate more efficiently, which can help reduce your wintertime energy bill. Replacing the filter prior to winter also improves indoor air quality, which is a notable benefit during a time of year when the windows typically remain closed for months.

MARKET UPDATE

Orangeville Statistics - August

	August, 2026	August, 2025	% Change
# of Active Listings	143	162	-11.73%
# of Homes Listed	59	78	-24.36%
# of Sales	28	26	7.69%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	46	42	9.52%
Average Sale Price (all types)	$755,759	$759,496	-0.49%
Detached	$851,488	$845,141	0.75%
Semi-Detached	$621,000	$578,667	7.32%
Freehold Townhouse	$632,500	$694,600	-8.94%

Orangeville Statistics - Year to Date

	Jan - Aug, 2026	Jan - Aug, 2025	% Change
# of Homes Listed	600	667	-10.04%
# of Sales	235	260	-9.62%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	42	35	20.00%
Average Sale Price	$749,274	$797,234	-6.02%
Detached	$749,960	$789,364	-4.99%
Semi-Detached	$626,331	$652,300	-3.98%
Freehold Townhouse	$655,072	$707,427	-7.40%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	143
Divided by Sales per Month	28
Months of Inventory	5.1

There is currently 5.1 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 - August

	August, 2026	August, 2025	% Change
# of Active Listings	441	489	-9.82%
# of Homes Listed	170	249	-31.73%
# of Sales	65	65	0.00%
List Price vs. Sale Price Ratio	96%	96%	0.00%
Average Days on Market	39	34	14.71%
Average Sale Price	$1,120,586	$1,139,311	-1.64%

Peel - Caledon Statistics - Year to Date

	Jan - Aug, 2026	Jan - Aug, 2025	% Change
# of Homes Listed	1,611	1,966	-18.06%
# of Sales	497	505	-1.58%
List Price vs. Sale Price Ratio	96%	96%	0.00%
Average Days on Market	38	29	31.03%
Average Sale Price	$1,153,315	$1,298,810	-11.20%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	441
Divided by Sales per Month	65
Months of Inventory	6.8

There is 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.

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Protecting your home from hailstorms

Hailstorms are happening more and more often and can cause real damage to homes and vehicles if you're not prepared. Here are a few practical tips to help you stay ahead of the storm.

What are hailstorms and why should you be concerned?

Hailstorms tend to be short-lived but can hit suddenly and cause a lot of damage. Hailstones can vary in size from a pebble to a baseball, but even the smallest hailstones can cause serious property damage and personal injury. That's why it's so important to prepare in advance.

Steps you can take now to protect your home from hailstorms

Some things can be done with a little DIY spirit. For example, you can check and seal any gaps around your doors and windows. You could also consider installing storm shutters and covering your windows with protective film to prevent glass from shattering.

You should also have your gutters and downspouts cleaned every spring and fall, and have a professional check your roof for missing or damaged shingles and repair them. They can also trim branches that could cause damage in the event of severe weather. Install a protection cage around your home's outdoor heating or cooling unit (if it has one), while still allowing air to circulate around it.

Steps you can take when a hailstorm is in the forecast

If a storm is expected soon, you can park cars in a garage or cover them with a thick blanket and bring outdoor items like barbecues and garden furniture inside. It's also a good idea to close your curtains, blinds or shutters to reduce the risk of shattered glass entering your home.

Steps you can take for long-term protection

If you're planning renos or already repairing past damage, it's a great opportunity to build in more resilience. You might want to consider installing impact-resistant windows and skylights with reinforced frames and laminated glass, along with storm shutters on all windows. Under new roofing materials, apply a full-roof self-adhesive membrane for better ice and water protection. You can also increase durability by replacing vinyl or aluminum siding with more durable materials like brick, concrete, stone, steel or fibre cement.

And be sure to choose Class 4 impact-resistant roofing materials (UL 2218), which provide excellent protection against hail.

Review your insurance coverage

Don't wait until the next storm hits to review your policy. Make sure you've got the coverage you need. For vehicles, Desjardins Insurance's all-perils coverage generally includes hail damage.

If damage does occur, completing repairs promptly helps ensure your coverage remains in effect.

After a hailstorm

Once the storm has passed and it's safe to go outside:

- Inspect your home and vehicles for damage.
- Take photos and make a list of any damaged items.
- Keep any clean-up receipts.
- Contact your insurer to start the claims process right away.
- Make temporary repairs, if needed, to prevent water from entering your home until full repairs can be completed.

Interested in learning more about how to protect your home? Give me a call to discuss your property insurance and what it might cover when it comes to hail damage. For more helpful prevention tips, check out our blog at **desjardins.com/en/tips.html**.



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Desjardins Insurance

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RESALE HOMES COLLECTIONS

Signs a fireplace is in need of repair

Fireplaces are most heavily used during winter, when temperatures outside are less inviting and few activities sound more appealing than huddling up indoors around a warm fire. As winter winds down, a season of heavy use can take its toll on a fireplace, making spring an ideal time to inspect these popular features for damage.

Poorly maintained fireplaces also may fail prematurely, which is not insignificant, as a new fireplace can cost thousands of dollars. With so much to gain from a well-maintained fireplace, homeowners can learn to spot signs suggesting a unit is in need of repair.

• **INSUFFICIENTLY VENTED SMOKE:** Smoke from a fireplace is meant to go up and out of a home through the chimney. If that's not happening, and smoke is instead entering living spaces, then a fireplace and chimney inspection is in order. When such situations unfold, the chimney may be blocked or a damper may be damaged. Such issues are easily and often affordably resolved. But smoke coming into a home also might indicate structural damage to the chimney or fireplace, which can be a more costly fix.

• **FOUL ODORS:** Fireplace afficionados tend to love the smoky aroma that emanates from the fixtures while a fire is burning. If that familiar aroma has been overtaken by a foul odor, then there might be a buildup of creosote within the chimney. The United States Environmental Protection Agency notes creosote is a derivative of the distillation of tar from wood or coal. Though creosote is a byproduct of burning wood, if it's allowed to accumulate over time, the risk of chimney fires increases considerably. A foul odor coming from the fireplace, particularly when it's not in use, is a sign of excessive creosote buildup, which necessitates immediate remediation.

• **WATER DAMAGE:** Water damage, which can manifest as rust or dampness around the fireplace or chimney, is another sign a fireplace is in need of repair. Water damage often indicates that water is getting inside. Sometimes that's due to a faulty chimney cap, which is a simple and affordable repair. Other times it could indicate issues with the masonry, which requires a more costly fix.

• **DIMINISHED WARMTH:** If cuddling up around the fireplace isn't quite as cozy as it used to be, that drop in warmth could indicate issues with airflow or suggest the buildup of creosote. Diminished warmth around a lit fireplace should be brought to the attention of a fireplace professional immediately.

These are not the only potential indicators that a fireplace is in need of repair. Physical signs like cracks or loose masonry and even unusual noises like cracking sounds also indicate repairs might be necessary.



When is the right time to sell a home?

Identifying the optimal time to sell a home involves careful consideration of seasonal trends, market conditions and shifting economic indicators. Home equity represents the largest component of personal wealth for most households, and miscalculating the market by even a few days or weeks can result in a substantial financial loss.

Although there is no perfect moment to sell a home, the National Association of Realtors indicates data-driven insights can help maximize profits and minimize stress. The following are some factors that can determine the most advantageous time to sell a home.

THE SEASONS ARE A STRONG INFLUENCER

According to a Realtor.com analysis of trends from 2018 to 2025, spring consistently is the strongest period for sellers. Mid-spring is a popular time to list a home because it brings higher buyer demand and lower competition.

THE SCHOOL YEAR MATTERS

Families looking to move will want to get into their new homes before the school year starts. The summer is a peak time for home sales, particularly when buyers can close on properties and move in before the kids start classes. The NAR says homes sell fastest in spring and summer, often in 31 to 35 days, with sales rising through June.

TIMING IS LOCALIZED, TOO

Some markets do not follow the typical seasonal trajectory. For example, home sales in San Jose, Calif., peak during the first two weeks of February, according to Zillow. The Silicon Valley market and surrounding areas feature chronically low inventory, so this early selling window allows sellers to capture highly motivated buyers. Other markets around the country challenge conventional wisdom as well, and relying on a knowledgeable real estate profession can help sellers list at the best time in their markets.

FINANCIAL AND MARKET FACTORS PLAY ROLES

Market conditions will often matter more than the calendar when it comes to the real estate market. The NAR forecasted a 14 percent increase in existing home sales for 2026 due mortgage rate stabilization and an increase in inventory. Sellers benefit most when inventory is tight and buyer demand is solid. Zillow says 78 percent of sellers cite major changes like job relocation, family size shifts or lifestyle needs as driving decisions to move and buy.

Ultimately the right time to sell a home is when personal needs coordinate with reasonable market strength. Analysis of local data and reliance on local professionals can help homeowners sell on their terms.

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RESALE HOMES COLLECTIONS



A RUNDOWN ON kitchen cabinet projects

Updated kitchens are in demand, and homeowners are not hesitating to open their wallets when renovating these popular spaces in their homes.

According to a 2025 study from Houzz, the median spend on kitchen renovations rose to $60,000 between 2024 and 2025.

Homeowners concerned about the high price tag of kitchen renovations should know they have some less expensive means to giving their kitchens a new look. Cabinet projects can dramatically alter how a kitchen looks and feels. This rundown of cabinet projects can help homeowners answer any questions they have about this unique and budget-friendly way to revitalize their kitchens.

• Refacing and replacing each merit consideration. Homeowners unfamiliar with cabinet projects may not realize they have two very different options to consider. Refacing allows homeowners to transform the look and feel of a kitchen while keeping the existing cabinet structure in place. When refacing cabinets, new doors, drawer fronts and typically hardware are installed to replace the existing ones. When replacing cabinets, the existing cabinet structure is torn out and completely new units are installed. Replacing might be done when the structural integrity of the existing cabinets is questionable or when homeowners are not fond of the existing cabinet layout and decide to change it completely.

• Cabinet refacing or replacing projects will not cost nearly as much as a complete kitchen overhaul. The cost of any home renovation project is unique to each home. No two homes are the same, and variables like layout and square footage will affect the price of most projects, including cabinet renovations. But homeowners should know that the average cost of cabinet refacing projects and replacement projects falls far short of the $60,000 price tag of kitchen renovations noted by Houzz. According to Angi.com, refacing cabinets costs between $900 and $6000 on average, while cabinet replacement projects can cost anywhere from $2,000 to $30,000. The wide ranges reflect the variables unique to each home. Homeowners are urged to contact a professional who specializes in cabinet refacing and replacement to get an accurate estimate of how much these projects will cost in their homes.

• Cabinets also can be repainted. If refacing or replacing cabinets also threatens to bust the budget, homeowners can consider repainting or re-staining existing cabinets. This is a particularly cost-effective project because it gives the kitchen a new look but does not require homeowners to purchase new doors, drawers or hardware. This is a potentially good option for homeowners whose existing cabinets are structurally sound and painted but started to fade in regard to their color. It's also a potentially sound temporary option for homeowners who are hoping to do a full kitchen renovation at some point in the near future but looking for a less costly and temporary means to give their kitchens a fresh look.

Cabinet projects can create a different feel in the kitchen without requiring homeowners to make as sizable a financial investment as a full kitchen overhaul demands.



How to create more interior space for the winter

After a summer and fall spent outdoors, winter drives many people back inside. Homeowners may take inventory of their interior spaces in winter and find that there isn't as much room as they would like. When entertaining inside, a home may feel particularly cramped.

Creating an open, inviting indoor environment requires maximizing spatial design but not necessarily expanding square footage. By focusing on a few strategies, homeowners can maximize interior flow.

CHANGE UP THE LAYOUT OF FURNITURE

Being able to move around a space more easily may come down to rethinking the furniture layout. Interior design experts often emphasize traffic flow in a space, which can determine how comfortable homeowners and their guests feel. Universal design methodologies point to establishing clear, unobstructed routes to link different zones of a room. This will minimize physical congestion in the space. When entertaining, homeowners can push larger pieces of furniture against the perimeter of a room to open up a centeral gathering area. Heavy coffee tables can be swapped out for smaller tables to allow the rearrangement of the layout depending on how many people are spending time in a given space.

SUBDIVIDE ROOMS

Open-concept spaces might have lost some their appeal in recent years. Designers are now going back in the direction of room-based layouts over open concepts, according to Martha Stewart and New York-based designer Madeline Merin. Some homeowners now have a greater need for definition of the spaces they have to work with. Instead of one open room, dividing the space can create the illusion of having more square footage while providing distinctive spots for privacy and other room functions. An open-concept family room, for example, can be divided into a gaming room on one side and a home office space on the other.

CHANGE HOW SPACES ARE PERCEIVED

Lighting and visual elements can make spaces feel more roomy and inviting even if they haven't gotten larger. Painting walls in soft tones will help them reflect more light, making boundaries feel like they are receding. Incorporating more natural light by removing heavy draperies is one strategy. According to the Journal of Biophilic Design, biophilic design is the intentional integration of nature into buildings and spaces to improve human health and productivity. Homeowners can incorporate natural lighting, living plants, organic materials, and organic patterns into their interior designs to make spaces feel more inviting.

Family winter prep: Keep your home cozy and safe

(NC) Winter weather can bring everything from icy drafts to unexpected power outages, but winter safety is a family affair. With a few simple steps, you can keep your home warm and your loved ones protected.

1 START WITH EDUCATION

Teach everyone in the home what natural gas smells like (similar to rotten eggs) and what to do if they detect it. Everyone should know to leave the house immediately and call the gas utility from a safe location.

2 FOCUS ON EFFICIENCY

Keep heating vents clear of furniture, rugs and toys to ensure warm air circulates properly. Blocked vents can cause uneven heating in your home and strain on your furnace because it has to work harder to keep your home warm.On sunny days, open curtains to let natural light help warm your home. Close vents and doors in unused rooms to save energy. Draft stoppers can help seal off spaces like guest bedrooms or basements.

3 STAY ON TOP OF OUTDOOR MAINTENANCE

Make sure your natural gas meter and appliance vents are clear of snow and ice. Use a broom to gently remove buildup and avoid damaging the equipment."Winter safety is a family affair," says Chris Minor, an operations manager at Enbridge Gas. "From heating and hot water to cooking and laundry, natural gas plays a key role in your home's comfort. Teaching your family about natural gas safety and keeping your meter clear are simple ways to help protect your household all season long."

4 CREATE A WINTER SAFETY CHECKLIST WITH YOUR KIDS

Involve your kids in the testing of carbon monoxide (CO) alarms so they're aware of what it sounds like in the event of a CO emergency. Create and review a safety plan with your children, share the appropriate emergency contacts with them and review what to do in case of a power outage or gas leak.

By having a plan in place and following some regular maintenance, you can have some peace of mind in keeping your family safe and warm during the winter. You can find more family safety tips at enbridgegas.com/safety.

www.newscanada.com



Briar Hill ~ Something for Everyone!



6 Artisan Lane

Offered at $629,000
- spacious, semi detached Raphael bungalow features a popular, open concept floor plan that you will love.
- dining and living rooms are wonderful areas to entertain family and guests – a cozy fireplace and garden doors to the deck
- main floor primary bedroom is generous with a walk in closet and 5 piece ensuite bath



52 Bella Vista Trail

Offered at $674,999
- nicely updated, detached bungaloft
- spacious dining & living rooms featuring hardwood flooring and crown moulding
- main floor primary with ensuite
- new flooring and staircase to lovely loft
- laundry room a few steps off main level



39 Westmount Drive

• offered at $694,000
- a beautifully appointed, semi-detached home
- 1196 sq ft of main floor living space won't disappoint
- an open-concept floor plan offering an eat in kitchen
- dining/living spaces are spacious and the walkout from the living room leads you to a newly stained private deck
- the primary suite offers a recently updated 4 pc ensuite featuring a larger tub, a raised vanity, comfort toilet, a beautiful corner shower and marble flooring



32 Hillcrest Drive

Offered at $749,000
- one the most popular models in Briar Hill – the Degas
- open concept floor plan offers bright, spacious rooms and 'main floor living'
- generous main floor primary bedroom features a 4 pc ensuite and walk in closet
- 1299 sq ft main floor also includes a laundry space, 2 pc powder room and garage entry directly into the home
- lower level walk out to a patio



83 Bella Vista Trail

Offered at $799,000
- Briar Hill bungaloft backing onto the ravine
- living room has a fireplace and walk out to the south facing deck – overlooking the ravine
- main floor primary is spacious and offers a 4 piece ensuite and large walk in closet
- the loft gives extra space for another bedroom (3 piece ensuite)or a sunny home office
- professionally finished lower level features a family room with a walk out to the patio area

Remember, in Briar Hill it's not just a home - it's a lifestyle!



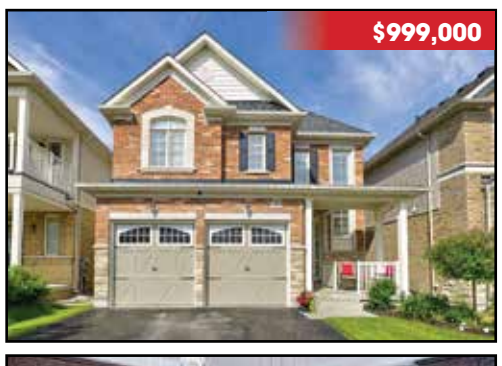
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ROYAL LEPAGE DIAMOND AWARD

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2,500 sq. ft. home with lower-level, custom 1-bdrm apt, w/sep entrance patio door & private deck. Bright, open-concept layout. Spectacular chef's kitchen and formal dining room. Oversized sliding doors to spacious west-facing deck. Grand primary suite with Spa-like ensuite bathroom. Basement apt has lrg above-grade windows, eat-in kitchen, 1 bedroom, & w/o sliding doors to covered 24x5 deck. The Treetops community offers an unbeatable lifestyle rich in amenities: playgrounds, splash pads, & scenic nature trails all within walking distance. Easy access to Hwy 400, Honda, shopping, golf courses & Stevenson Memorial Hospital.



KEN PRATT
Sales Representative

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TERRA COTTA DREAM SPOT!
- Private 1 acre setting
- Spacious 3+1 Bedroom
- Stunning great room
- Cathedral ceiling
- Finished lower level
- Heated 3 car shop
- Minutes to GO Station
- One minute stroll to
- the Caledon Trail
- $1,799,000



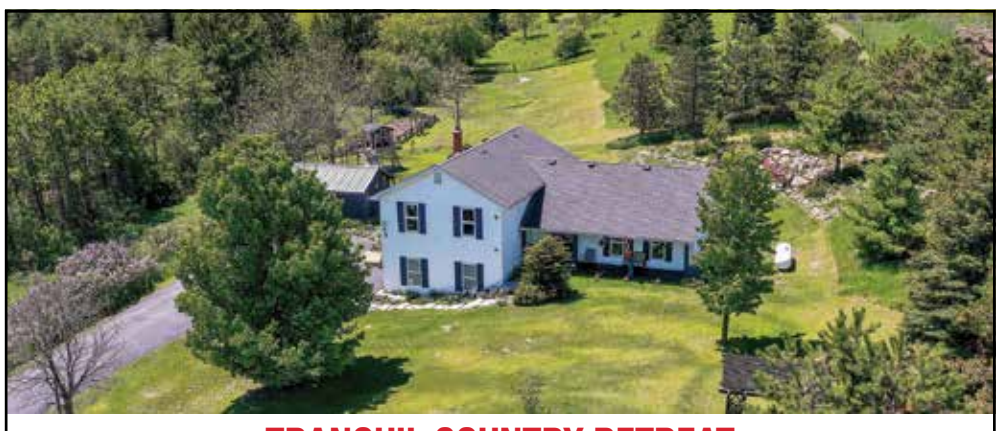
EXCEPTIONAL DUAL-DWELLING ESTATE
- 18+ Acres of gated privacy
- Two separate residences
- 7 Bedrooms, 10 Bathrooms
- Stream fed & Stocked ponds with a sandy beach and dock
- Room for hobby farm
- 9,000+ sqft. outbuilding
- Ideal multi-gen estate
- Beautiful park-like grounds
- Mono, $3,850,000



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 $785,000



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



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, $1,299,000



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!
- $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



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

THE FALL MARKET IS HERE.

Let's plan your next move.

Whether you're ready to sell this fall or thinking ahead to spring, now is a great time to talk strategy.
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