RESALE HOMES COLLECTIONS

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A LIFETIME OF HOMES, A LEGACY OF RELATIONSHIPS:

Cheryl Robb's 36 years in Caledon real estate



After more than three decades in real estate, Cheryl Robb knows that a home is rarely just a property. It can represent a first step into adulthood, room for a growing family, a fresh start or the closing of a chapter filled with decades of memories.

For Cheryl, that human side of the business has always mattered most.

For more than 36 years, she has been a familiar and trusted name in Caledon real estate, helping people navigate some of the biggest financial and personal decisions of their lives. While her career has included industry accolades and professional milestones, Cheryl says it's the relationships behind those accomplishments that have given her work its greatest meaning.

"When I look back on my career, what stands out isn't necessarily the houses I've sold. It's the people I've met and the lives I've had the privilege of being part of," Cheryl said.

Some of those relationships have come full circle.

"It's incredibly special when someone I helped buy their first home 25 or 30 years ago calls me because their children are now ready to buy," she said. "There's no greater compliment than having that kind of trust passed from one generation to the next."

THE VALUE OF EXPERIENCE

Thirty-six years in real estate have given Cheryl a front-row seat to changing markets, shifting interest rates, competitive bidding wars and challenging negotiations. That experience has strengthened her market knowledge while teaching her to recognize that every client brings different needs, circumstances and goals.

From the excitement of buying a first home or making room for a growing family to navigating the loss of a loved one or leaving a family home after 40 or 50 years, Cheryl has supported clients through many of life's highs and lows.

"People are trusting you with one of the biggest financial and emotional decisions of their lives," she explained. "That's something I've never taken lightly."

For Cheryl, being a good Realtor means understanding that no two clients or circumstances are alike.

"Not every real estate transaction is a happy occasion," she said. "Sometimes people are going through very difficult circumstances. I think it's important to approach those situations with compassion, patience and understanding."

Experience means knowing when to negotiate, when to offer reassurance and when simply to provide a steady presence during an overwhelming time.

This balanced approach has earned Cheryl significant recognition throughout her career with Royal LePage RCR Realty, including ranking among the company's top-performing Realtors nationally. While she is proud of those accomplishments, she sees success as something more meaningful than awards or sales figures.

"The recognition is wonderful, and I'm very grateful," Cheryl said. "But at the end of the day, what really matters to me is knowing that I've made a positive difference in someone's life."

CALEDON IS HOME, TOO

Cheryl's connection to Caledon extends far beyond the homes she has helped buy and sell.

Through her involvement in local organizations, neighbourhood initiatives and community improvement efforts, she has remained committed to preserving the area's character while supporting its continued growth.

"Caledon has given me so much over the years," she said. "I feel a genuine responsibility to give back and to be involved in the things that make our community special."

Over the years, Cheryl has watched neighbourhoods develop, businesses evolve and generations of families establish roots throughout the community.

Caledon isn't simply where she conducts business. It's a community she has grown alongside.

CHANGING WITH THE TIMES

While relationships have remained at the heart of Cheryl's career, the real estate industry has transformed dramatically since she entered the profession in 1990. Back then, there was no computerized system guiding the day-to-day business. Today, online listings, social media, video marketing and artificial intelligence tools such as ChatGPT have created new ways to showcase properties and connect with buyers.

Realtors have increasingly become online personalities and influencers — TikTok dances included.

Rather than resist change, Cheryl has continued to evolve. She has embraced new ways to market properties and connect with clients, even stepping outside her comfort zone to appear on camera herself.

For her, staying current is part of serving clients well. But while technology has changed how homes are marketed, it hasn't changed what matters most.

Technology can showcase a property, reach a wider audience and make information more accessible. What it cannot replace is sound advice, good judgement, experience and the reassurance of having someone trustworthy in your corner.

Buying or selling a home can quickly become stressful and chaotic. Cheryl sees the Realtor's role as being a "calm rudder" — someone who can cut through the noise, explain the options and help clients move forward with confidence.

LOOKING AHEAD

After nearly four decades, Cheryl's enthusiasm for real estate remains as strong as ever. She continues to learn, adapt and embrace new developments, knowing the industry will keep changing.

What she believes will remain constant is the importance of integrity, empathy and genuine care for the people behind every transaction.

"I've always believed that if you take care of people, everything else follows," Cheryl said. "That's really been the foundation of my career."

Perhaps that best describes Cheryl Robb's legacy in Caledon. It isn't simply measured in homes sold or awards collected, but in the families she has guided through major life changes, the clients who have returned years later and the trust passed from one generation to the next.

Whether she is helping someone open the door to their very first home or close it on one filled with a lifetime of memories, Cheryl's purpose remains the same: helping people confidently find their way through whatever chapter comes next.

Written by Brittany Grenci



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Smart ways to protect your home during freezing temperatures

(NC) As temperatures plunge below zero, homeowners face a seasonal challenge: protecting their homes from the harsh effects of winter. With the cold snap comes a surge in furnace and natural gas fireplace use as families work to keep living spaces warm and comfortable.

As the temperature drops this season, now is the perfect opportunity to look for ways to increase the energy efficiency of your home.

MAINTAIN THE EFFECTIVENESS OF YOUR FIREPLACE

Your fireplace can keep you and your family warm this winter. However, remember to keep the damper closed to prevent heat from escaping through the chimney. Check the glass for a proper seal and inspect the venting system to ensure everything is in working order. When heat escapes from your home, you lose money, and your furnace ends up working harder than it has to.

KEEP YOUR VEHICLE FUELED AND READY FOR WINTER

Keep your car moving this winter. Before long road trips, plan fueling stops and check station availability. Frigid winter weather will increase the fuel consumption of your vehicle—stay prepared so you don't get stuck. Keep an emergency kit in your car with supplies to keep you warm, as well as a snowbrush and shovel. And be mindful not to idle your car in an enclosed space such as garages, as carbon monoxide can build up to dangerous levels.

DON'T FORGET THE INSULATION

Adding insulation to your walls is a smart way to make your home more comfortable and energy efficient. It helps keep warm air inside during winter, reducing the strain on heating systems. Insulation also acts as a barrier against moisture, helping reduce the risk of mould and protecting your home's structure. Better insulation can also lower energy costs, reduce natural gas use and support a healthier, more comfortable living space all year-round.

Keep the energy in your home flowing this winter without wondering if the heat in your home is escaping or going to waste. You can find more energy-efficient tips at enbridgegas.com/energyefficiency.

www.newscanada.com

RESALE HOMES COLLECTIONS

HOW TO BUY a home you can afford



Riding the ups and downs of the financial market is challenging, particularly as it pertains to figuring out the right time to buy a home.

After years of volatility, recent data indicates that the housing market might have hit an affordability ceiling, creating a much-needed period of rebalancing.

Although prices remain high, the bidding wars and back-office tactics that may have dominated past years have cooled considerably. This means buyers may have a wider window in which to purchase a home that is more affordable, states Cotality, a data analytic service. Those looking to buy now can explore options to ensure their next home does not bust their budget.

KNOW THE NUMBERS

The first step to buying a home is understanding the median home price. According to data from Realtor.com and Redfin, the national median home price has stabilized at $429,156 in the United States. At the same time, mortgage rates have eased. CREA Statistics says the national average home price in Canada was $663,828 in March 2026. The average 30-year fixed rate is now around 6.0 to 6.3 percent as of April 2026. For the first time since 2022, the typical mortgage payment has fallen below the 30 percent affordability threshold. Rocket Mortgage says this is a standard guideline suggesting households spend no more than 30 percent of their gross monthly income on housing expenses.

SIT DOWN WITH A LENDER

By working with a lender to run numbers, potential buyers can get a clear picture of what they can afford. Plus, a mortgage preapproval may be a necessity when putting in an offer on a property. Lenders often lean heavily on the 28/36 rule to determine risk. This means that total monthly housing costs (principal, interest, taxes, and insurance) should not exceed 28 percent of a person's gross monthly income, advises PNC Bank. Total debt payments, including that new mortgage, car loans, and student debt, should remain under 36 percent.

ACCOUNT FOR HIDDEN COSTS

Buyers may be inspired to widen their search criteria to find an affordable home. That could translate into choosing an older home or one that requires more repairs and upgrades. It's important that a budget include maintenance reserves for annual repairs, as well as construction costs for immediate needs.

LOOK FOR UNDERVALUED AREAS

Many areas of the country have featured recent corrections in the housing market, making housing more affordable. Corrections have occurred in parts of Florida, San Francisco, and Los Angeles, among other locales. Buyers can target these areas and consider widening their search radius, especially if they work remotely and need not worry about commuting.

TARGET "OLD" LISTINGS

Buyers can have a real estate agent sort listings by how many days homes have been on the market. According to Mortgage Research, homes sitting on the market for more than 60 days are prime candidates for price cuts. Those homeowners also may be more inclined to negotiate.

Buying a home that is affordable requires diligence on the part of potential homeowners, who can consider the market and their finances and tweak search parameters to get the best deals.

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RESALE HOMES COLLECTIONS

Signs suggesting doors and windows need air sealing

When pondering projects around a house, it's easy to overlook small tasks and direct your focus toward more significant undertakings. Small projects might not generate the reactions that larger projects do, but even the simplest tasks can go a long way toward making a home more comfortable.



Sealing leaks around windows and doors is unlikely to make any homeowner's list of dream projects. However, as the moderate temperatures of fall give way to harsh winter weather, homeowners who seal leaks around their doors and windows may be surprised by how effective this simple project can be at reducing energy costs and making a home more comfortable. In fact, sealing inefficient windows and doors can reduce annual utility bills by 7 to 15 percent. That's a potentially significant cost savings, particularly in an era marked by rising utility costs.

Before homeowners seal their windows and doors, they can first look for signs that these areas are allowing outdoor air in. There are some obvious signs that a home has leaks around the windows and doors. Those signs include:

• **DRAFTS:** If you place your hand around closed windows or doors but can still feel drafts, then there are leaks that will need to be sealed.

• **GAPS:** Gaps around windows and doors that are letting outdoor air in typically are noticeable to the naked eye. You might see light coming in through small cracks on a sunny day. These gaps may only be in one or two places, but that's enough to adversely affect energy bills.

• **UNWELCOME GUESTS:** Pests or insects may be another indicator that there are gaps around windows or doors. If you consistently see insects near a particular entryway or window, or signs of pests near doorways, that's likely because there's a gap or hole in these areas that's enabling them to access the interior of your home.

• **ODORS:** It's not only your sense of vision that might detect leaks, but also your sense of smell. If you notice exterior odors inside your home even though doors and windows are closed, then leaks around these areas may be the culprit.

• **PEELING PAINT OR WALLPAPER:** Peeling paint or wallpaper is another potential indicator of a leak around a door or window. This can occur when water is entering the home through the leak. Over time, wet paint or wallpaper dries and can begin to peel. This is a potentially significant issue because it can lead to mold infestation and even structural damage to a home.

Sealing behind windows and doors as a moderate to difficult project. If leaks are detected, homeowners can benefit from hiring a professional to do the job quickly and correctly.

Leaks around windows and doors can prove costly if they're not addressed promptly. As winter approaches, investigating for leaks and addressing any that are found can save money and ensure a home stays comfortable when the temperatures drop.

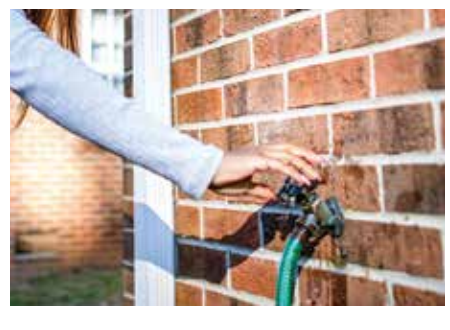
Why it pays to drain and shut off outdoor faucets each fall

Fall is a great time for homeowners to prioritize exterior maintenance around their properties. Doing so can make exterior areas less vulnerable to potentially harsh winter weather, but some projects also can prevent damage to a home and its hidden components as well.

Conventional wisdom notes the importance of shutting off outdoor faucets before temperatures drop below freezing. This strategy is designed to prevent pipes from freezing over the winter. Pipes that freeze can eventually burst, which could lead to a host of harmful and costly side effects. Fall is a great time to drain and shut off outdoor faucets because temperatures in many regions are still above freezing when late fall gives way to winter, and grasses and plants typically are not still being watered in late fall. In areas where winter tends to arrive in November as opposed to the third week of December, it can be beneficial to drain and turn off outdoor faucets in mid-fall, if not earlier.

When turning off outdoor faucets for the winter, be sure to remove any hoses or faucet connections. In addition, turn off the outdoor water supply valve. Homes with more than one outdoor faucet will likely have more than one supply valve, so be sure to turn each one off. Though supply valves theoretically can be anywhere in a home, they tend to be in a basement, crawl space, first-floor laundry room (look near a slop sink if your home has one), or even a garage. Once all outdoor supply valves are turned off, go outside and turn each faucet on at full blast. Let all the water out until it comes to a stop.

Homeowners who forget to do this before the mercury drops below 32°F can rest assured that pipes will not necessarily freeze even if temperatures are below freezing. Pipes that are not insulated typically will not freeze until temperatures reach 20°F and remain at that point or below for a few hours. However, it's still best to make turning off outdoor faucets part of your fall home maintenance routine so you don't forget this important and simple task until it's too late.



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RESALE HOMES COLLECTIONS

How to winter-proof your eavestroughs and help prevent home damage

(NC) Flooding is the most common and costly natural disaster in the country, according to Public Safety Canada, but it doesn't always take a major storm to cause damage; even simple rain or melting snow can cause significant issues if misdirected. Proper fall maintenance ensures water is diverted away from your home, helping prevent expensive repairs later.

Good drainage is essential for protecting your home. When water is allowed to drain straight down to your foundation, it can erode the material and work its way into your home through tiny cracks. Extra moisture in the basement can lead to mould growth and may eventually weaken key points of the structure over time.

A little maintenance now can go a long way toward keeping water moving where it should—away from your home. Here are some tips for getting your eavestroughs and drainage ready, from the prevention team at Intact Insurance:

- **POSITION YOUR DOWNSPOUTS:** Ensure they extend at least two metres from the foundation to divert water safely.
- **CLEAR DEBRIS:** Remove leaves and needles from eavestroughs, roofs, decks and balconies.
- **TRIM TREES:** Trim dead or damaged branches to prevent them from falling during winter storms.
- **CLEAR STORM DRAINS:** If safe, remove debris from nearby culverts and storm drains to prevent local flooding.
- **CHECK GRADING:** Ensure the ground slopes away from your home. If soil has settled or shifted toward your foundation, make it a priority to fix before the first freeze.
- **MONITOR FOR ICE DAMS:** Once winter hits, watch for ice buildup at the roof's edge. If you spot a dam trapping water, contact a professional to have it removed safely.

By keeping your drainage clear and water flowing where it needs to go, you can help protect your home for years to come. Find more prevention tips at keepitintact.ca.

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A RUNDOWN ON roofing projects

No two home renovation projects are the same. Some projects are highly detailed undertakings that take months if not years from start to finish, while others can be tackled by skilled do-it-yourselfers over the course of a single weekend.

Though each project is different, categorizing renovations as needs or wants can help homeowners determine when the time is right to go forward.

Roof replacement projects typically fall into the "need" category. A decaying roof can jeopardize the safety and security of a home and lead to additional issues, like water damage. It's unwise to delay roof replacement projects when signs of a decaying roof start to appear. Homeowners who are starting to see such indicators can look to this rundown of roof replacement projects as they begin the process of replacing their roof.

COST

Roof replacement costs vary considerably depending on a host of variables. Materials, location and the cost of labor, dimensions of the roof, and even choice of contractor all affect the cost of the project. The home renovation experts at Angi indicate the average roof replacement project costs $9,500. Asphalt is among the more affordable roofing materials, costing an average of $1 to $1.20 per square foot, according to Nerdwallet. Slate roofs will be more expensive, costing anywhere from $10 to $30 per square foot.

LIFE EXPECTANCY

Homeowners may blanch at the cost of a roof replacement project, particularly if they choose a more expensive material. However, it's important to keep life expectancy in mind when receiving roof estimates. Many homeowners never replace a roof twice, making this a potentially costly but ultimately one-time expense. Though slate roofs are expensive, homeowners may find it reassuring that estimates from various roofing resources indicate slate roofs come with a life expectancy ranging from 50 to 200 years. By contrast, Nerdwallet estimates an asphalt roof lasts around 10 to 20 years, while others suggest such roofs can last as long as 30 years.

MATERIALS

Choice of materials is arguably the most significant decision homeowners will make when replacing a roof. The experts at This Old House report that materials typically account for 55 to 65 percent of the overall cost of a roof replacement project. Decisions regarding roof materials will be affected by budget, local climate (certain materials are better suited to particular climates than others), aesthetic appeal, and required maintenance. It's also important that homeowners consider the material warranty of each roofing product. Some materials offer longer warranties than others, which can provide a measure of security to homeowners investing so much in the project.

A roof replacement project is not a renovation that can be delayed when signs the roof is fading start to appear. Homeowners are urged to consider a wide range of variables before committing to a project.



What is contents insurance?

Did you know that contents insurance is included with your home insurance? It helps provide coverage for your personal belongings (like clothes, electronics, furniture and jewellery) if they're lost or damaged by things like fire, theft or certain types of water damage. And this coverage applies whether you're a tenant, a homeowner or a condo owner.

Contents insurance vs. building insurance

Contents insurance covers your belongings, while building insurance covers the physical structure of your home—including walls, floors, plumbing and electrical systems. Homeowners typically need both. Tenants only need contents coverage, though their policy also covers any improvements they paid for. Condo owners insure their belongings and any upgrades inside their unit, while the condo corporation's policy covers the building itself.

What does contents insurance cover?

Contents insurance covers your belongings if they're stolen, damaged or destroyed—at home or temporarily away, even abroad. Items may include:

- Clothing and accessories
- Electronics (TVs, laptops, phones)
- Furniture and appliances
- Jewellery up to the coverage limit for this category
- Sporting equipment up to the coverage limit for this category
- Personal tools and DIY gear
- Outdoor equipment up to the coverage limit for this category

Covered perils

Contents insurance protects your belongings against things like lightning, fire damage, windstorms, wind and hail damage, theft, vandalism and certain types of water damage.

Exclusions include flooding (such as river overflow or dam break, unless you have extra coverage), earthquakes (unless you have extra coverage), intentional damage and normal wear and tear.

Contents insurance = peace of mind

Though not always "mandatory," contents insurance is a smart way to protect your belongings. It's included in your home insurance policy, so you also get liability coverage.

How much does contents insurance cost?

Your home insurance premium, which includes contents coverage, depends on the value of your belongings, where you live, your coverage level and your deductible. Be sure to notify your insurer of any changes that could affect your insurance premium, like renos or additions, a new pool or sauna or security upgrades. It's also good to mention high-value purchases like a bike, jewellery, artwork.

How your payout is calculated

Most policies use one of two methods if you have to make a claim:

- **Replacement cost:** Based on the cost to repair or replace your items.
- **Actual cash value (ACV):** Based on the repair or replacement cost minus depreciation.

Tips to reduce your risks and save

- Install approved security devices (like smart locks or a monitored alarm system).
- Choose a deductible that fits your budget.

If you have other questions or want to make sure your coverage meets your needs, I'm here to help. Give me a call to discuss your home insurance or check out our blog for more details: **desjardins.com/en/tips.html**.



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RESALE HOMES COLLECTIONS

MARKET UPDATE

Orangeville Statistics - September

	September, 2026	September, 2025	% Change
# of Active Listings	140	155	-9.68%
# of Homes Listed	79	95	-16.84%
# of Sales	33	43	-23.26%
List Price vs. Sale Price Ratio	97%	97%	0.00%
Average Days on Market	29	31	-6.45%
Average Sale Price (all types)	$746,322	$788,688	-5.37%
Detached	$817,305	$880,995	-7.23%
Semi-Detached	$675,745	$634,725	6.46%
Freehold Townhouse	$665,000	$735,817	-9.62%

Orangeville Statistics - Year to Date

	Jan - September, 2026	Jan - September, 2025	% Change
# of Homes Listed	679	762	-10.89%
# of Sales	268	303	-11.55%
List Price vs. Sale Price Ratio	97%	98%	-1.02%
Average Days on Market	40	34	17.65%
Average Sale Price (all types)	$748,911	$796,021	-5.92%
Detached	$877,191	$765,829	14.54%
Semi-Detached	$634,725	$649,309	-2.25%
Freehold Townhouse	$735,817	$711,051	3.48%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	140
Divided by Sales per Month	33
Months of Inventory	4.2

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

September 2026 vs. September 2025
The number of active listings in Orangeville decreased by 15 in September 2026 as compared to September 2025. The number of new listings that came on the Toronto Regional Real Estate Board in September 2026 vs. September 2025 decreased by 16 homes or 16.84%. The number of homes sold decreased by 23.26% in September 2026 vs. September 2025. The average days on the market decreased from 31 days to 29 days. Average sale prices were down by 5.37%.

Year to Date 2026 vs. Year to Date 2025
The number of homes listed in Orangeville, year-to-date decreased from 762 to 679, which is a decrease of 10.89%. The number of homes sold decreased from 303 to 268 which is a decrease of 11.55%. The average days on the market increased from 34 days to 40 days. Average sale prices were down year over year by 5.92%.

Dufferin Statistics (excluding Orangeville) - September

	September, 2026	September, 2025	% Change
# of Active Listings	326	325	0.31%
# of Sales	28	34	-17.65%
Average Sale Price	$871,053	$1,041,076	-16.33%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - September, 2026	Jan - September, 2025	% Change
# of Sales	269	281	-4.27%
Average Sale Price	$935,973	$1,043,156	-10.27%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	326
Divided by Sales per Month	28
Months of Inventory	11.6

There is currently 11.6 months of inventory on the Market in Dufferin (excluding Orangeville).
In a Buyers Market, there is normally more than 6 months worth of inventory.

September 2026 vs. September 2025
The number of active listings in Dufferin (excluding Orangeville) increased by 0.31% in September 2026 over the same month in 2025. The number of homes sold decreased by 6 homes or 17.65% in September 2026. Average sale prices decreased by 16.33%.

Year to Date 2026 vs. Year to Date 2025
The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 281 to 269, which is a decrease of 4.27%. Average sale prices were down by 10.27%.

Peel - Caledon Statistics - September

	September, 2026	September, 2025	% Change
# of Active Listings	438	509	-13.95%
# of Homes Listed	217	275	-21.09%
# of Sales	64	54	18.52%
List Price vs. Sale Price Ratio	95%	96%	-1.04%
Average Days on Market	41	35	17.14%
Average Sale Price	$926,600	$1,116,853	-17.03%

Peel - Caledon Statistics - Year to Date

	Jan - September, 2026	Jan - September, 2025	% Change
# of Homes Listed	1,828	2,242	-18.47%
# of Sales	559	558	0.18%
List Price vs. Sale Price Ratio	96%	96%	0.00%
Average Days on Market	38	29	31.03%
Average Sale Price	$1,143,582	$1,280,563	-10.70%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	438
Divided by Sales per Month	64
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.

September 2026 vs. September 2025
The number of active listings in Caledon decreased by 13.95% in September 2026 over the same month in 2025. The number of listings that came on the Toronto Regional Real Estate Board in September 2026 vs. September 2025 decreased by 58 homes or 21.09%. The number of homes sold increased by 10 homes. The average days on the market increased from 35 days to 41 days. Average sale prices were down by 17.03%.

Year to Date 2026 vs. Year to Date 2025
The number of homes listed in Caledon, year-to-date decreased from 2,242 to 1,828, which is a decrease of 18.47%. The number of homes sold increased by 1 home or 0.18%. The average days on market increased by 9 days to 38 days. Average sale prices were down by 10.70%

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FEATURE PROPERTY OF THE MONTH!



516458 County 124 Rd, Melancthon
99.8 acres on County Road 124, across from Shelburne Golf & Country Club and just 3 minutes from town amenities. Featuring 52.5 acres of farmland. Ideal for farming, investment, or long-term land holding, with development potential subject to approvals. $1,399,000



715689 1st Line Mono
Rare opportunity to own 49.5 acres of countryside featuring horse pasture, an existing barn, and a natural stream. With approximately 1,347 feet of frontage on Highway 89 and 1,505 feet on First Line EHS, this property offers excellent exposure and accessibility. Ideal for investors or long-term land holding. $1,100,000



60 Holmes Drive Mono Mills
Beautiful bungalow on a half-acre lot in Mono Mills, backing onto conservation land for ultimate privacy and scenic views. Features an open-concept layout, custom kitchen, main-floor primary bedroom and laundry, plus a finished basement with 2 bedrooms. Enjoy private Bruce Trail access, a spacious deck, and a peaceful setting just minutes from Orangeville. $,1,099,000



30 Borland Cres Caledon East
Turn-key bungalow in sought-after Caledon East featuring a bright, open-concept layout and updated kitchen with custom quartz countertops and ample cabinetry. Includes a spacious primary suite, finished basement, and beautifully landscaped backyard. Ideally located near parks, schools, and walking trails. $1,199,000



5 Borland Cres Caledon East
Updated Caledon East home offering nearly 3,000 sq. ft. of living space, featuring a modern kitchen with waterfall countertops and a finished basement with a second kitchen, bedroom, and in-law suite potential. Enjoy a private backyard with deck and patio, close to parks, schools, and amenities. $1,089,000



119 Pine Tree Harbour Rd Northern Bruce Peninsula
Dreaming of the cottage? Enjoy breathtaking Lake Huron views from this beautifully updated 4-bedroom waterfront home offering over 2,600 sq. ft. Features a renovated kitchen, private boat launch, dock, and detached boathouse/workshop. The perfect year-round retreat for lakeside living and unforgettable summers! $849,000



32 Bartel Drive North York
This well-loved family home features three main-floor bedrooms and a separate basement entrance with a second kitchen, bedroom, and living area. Ideal for families, investors, or those seeking income potential, with a spacious backyard and convenient access to shops, amenities, and major highways. $1,089,000



91 King St W, Bolton
Century home in downtown Bolton offering nearly 2,000 sq. ft., featuring 3 bedrooms, multiple living areas, hardwood floors, and a cozy wood-burning fireplace. Includes a bright kitchen with island and skylight, plus a separate addition with private entrance. Enjoy a private patio and parking for 3, steps from shops, restaurants, parks, and schools. $759,900

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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



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
- Reduced Price, Caledon



2-STOREY HOME IN THE HILLS OF MONO
- Stunning 2.58-Acre Country Retreat
- 4 Bedrooms, 4 Bathrooms
- Private Forest Trails & Waterfall
- Spacious 3-Car Attached Garage
- Hot Tub & Scenic Outdoor Oasis
- Cozy Fireplace & Hardwood Floors
- Minutes to Orangeville & Alliston
- Mono, $1,189,000



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



TERRA COTTA DREAM SPOT!
- Private 1-Acre Country Retreat
- 3+1 Bedroom Spacious Bungalow
- Heated 3-Car Detached Workshop
- Vaulted Great Room & Gas Fireplace
- Updated Kitchen with Granite Counters
- Finished Basement & Games Room
- Minutes to GO Station & Caledon Trails
- Terra Cotta, $1,799,000



PRESTIGIOUS ESTATE HOME ON PRIVATE 4 ACRE LOT
- Fully renovated luxury residence
- Gourmet kitchen for entertaining
- Premium appliances throughout
- Vaulted living room with views
- Private primary suite with deck
- Walk out suite for extended family
- Four car garage with workshop
- Caledon, $1,998,500



50 ACRES WITH VIEWS OF HOCKLEY
- Estate with panoramic views
- Normerica Timber Frame 4-Bed Home
- Expansive Two-Tier Pond & Decks
- 5-Stall Barn for Equestrian Living
- 30' x 72' Powered Drive Shed
- Metal Roof & Upgraded Siding
- Ideal Hobby Farm or Equestrian Estate
- Hockley Valley, $2,399,000



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

Your home is your biggest investment, and keeping your family safe starts with a few simple steps!

As we head into the colder months and spend more time indoors, it's the perfect time to check your smoke detectors and carbon monoxide (CO) alarms. These small devices play a critical role in protecting your family and giving you valuable warning in an emergency.

Check Your Batteries: Test your smoke and CO alarms regularly and replace batteries as needed, following the manufacturer's recommendations.

Check Expiry Dates: Did you know that many smoke and carbon monoxide alarms have a service life of approximately 10 years? Check the date on each device and replace any that have reached the end of their service life. Some models may need replacing sooner, so always follow the manufacturer's instructions.

Test Your Alarms: Make sure every alarm is working properly and installed in the appropriate locations throughout your home.

Stay Prepared: Have a family escape plan and ensure everyone knows what to do if an alarm sounds.

These simple checks take only a few minutes but can make a life-saving difference.

At The Richie Group, we believe that looking after your home means looking after the people who make it special.

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