



**Denise Dilbey**  
 Your Realtor® for Life  
 Broker **Direct 416.919.9802**



ROYAL LEPAGE  
**DIAMOND AWARD**  
 RLP AWARD WINNING PERFORMANCE SINCE 2004  
**denise@link2realestate.ca**



**ROYAL LEPAGE**  
 Meadowntowne Realty, Brokerage  
 Independently Owned and Operated



**MIXED USE INVESTMENT OPPORTUNITY**

This stately 2.5 storey +/- 7,386 square foot building serves 12 Commercial units and 3 Residential studio Apartments on a prominent corner of Main St S & Church St in downtown Georgetown. Tenants enjoy the distinct benefit of being located near the Public Library & John Elliott Theatre. Taxes reflect BIA. Net + TMI lease income. Call for more details. **MLS \$2,100,000**



**HALTON HILLS**

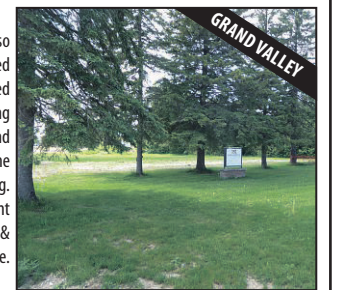
**NATURE AT ITS BEST AMARANTH**

Ideally located just north of Orangeville, this peaceful 11.8 acre parcel of land offers you a little piece of heaven. There is an abundance of flora and fauna using the mixed forest as their playground. A driveway culvert provides access to the paved road. This property is zoned EP-1 and regulated area of Authority. The buyer will be responsible for site plan applications. Property subject to HST. **MLS \$599,000**



**COMMERCIAL INVESTMENT**

This quaint town, Grand Valley, is growing and so are the investment opportunities. This L-shaped 1.31 acre lot is ideally located on a corner nestled between Institutional and Residential zoning with a school, new subdivision, church and shopping nearby. Municipal services support the permitted uses in the IN-4 Institutional zoning. Permitted uses include nursery, clinic, retirement dwelling, nursing home, religious, school & cultural facilities. Town services are available. Paved road. **MLS \$625,000**



**GRAND VALLEY**



**ERIN**

**COUNTRY CHARM ON 2 ACRES**

This property started from humble beginnings in 1981 and like a butterfly, it transformed into the 2,900 sq. ft, 4 bdrm, 2.5 bath home it is today. An expansive covered porch and lrg windows capture the light from morning to night. Walk-outs let you explore the beauty of the manicured grounds surrounding this home. The open concept main flr lets you entertain with a sep. family rm & office for work & play. The 2 car garage provides a loft to enjoy. Geothermal HVAC & so much more. Mins from GO train & paved road. **MLS \$1,299,000**



**MEAFORD**

**2.8 ACRE BUILDING LOT W/HILLTOP VIEWS**

Plan your future today for building your dreams. This 2.8 acre lot offers you a building envelope for you to create your masterpiece. Only mins from the public dock slip & beaches. Close to Owen Sound and Meaford in the neighbourhood of estate homes. This absolutely stunning property features ravine with meandering river, mature trees, magnificent sunrises, and breathtaking sunsets over Georgian Bay. Building envelope presented west of the riverbank on hilltop plateau. Paved road. **MLS \$399,000**

**May Stats 2021**

**BEING PREPARED FOR A SELLER'S REAL ESTATE MARKET**

Even though each home and home buyer is unique, being prepared when making a purchase may improve your odds in a very tight market where few homes are available.

Many buyers who are not represented by a real estate professional believe the selling agent will help them get a house in multiple offers. This is simply not in your best interest. Hiring a Realtor to help you be prepared in a seller's real estate market is the most important thing you can do to reduce regret, anxiety and save you money in making your next move.

The hard reality is the listing agent has a fiduciary responsibility to the seller. In multiple offers, it can be viewed as a conflict of interest to have same Realtor representing both the buyer and seller. Also, the listing agent is there to ensure the seller receives the best offer with the best conditions.

In a seller's market, time is of the essence. Is not in your best interest to go through the home buying process on your own. The market is moving faster than it may take you to find suitable properties on the internet. By the time you are ready to act, you may be disappointed and upset when a property of interest has already been sold.

Working with a Realtor dedicated to you is a critical step in improving your chances of success in the current seller's real estate market. Call now **416-919-9802** or email **denise@link2realestate.ca** to find out how Denise can help you.

