



**Denise Dilbey**  
Broker

YOUR REALTOR® FOR LIFE

ROYAL LEPAGE  
**DIAMOND AWARD** RLP AWARD WINNING PERFORMANCE SINCE 2004

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Meadowtowne Realty, Brokerage  
Independently Owned and Operated

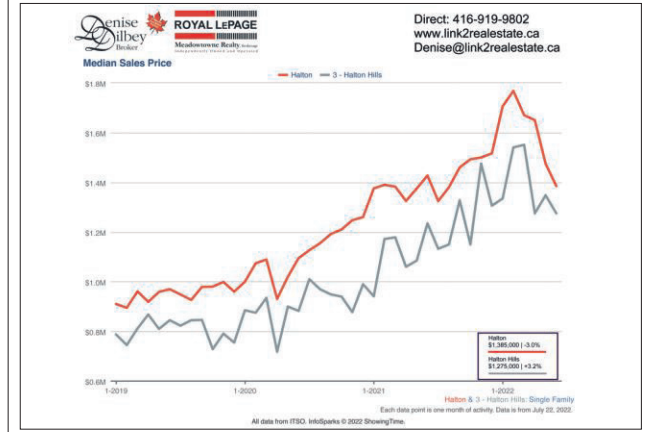


**COUNTRY CHARM ON 95 ACRES**

This magnificent 4 bed, 2 bath century home has been wonderfully restored and upgraded to provide you with an oasis surrounded by 95 acres of fertile farmland. Distinctive modern styles are accented by original wood trim, wide plank wood flooring & high wood beam ceilings. Living off the land is ideal with organic veggies from your garden and greenhouse or meats from the farm. There is plenty of room inside and out to live, play and work. This once-in-a-lifetime property lets you invest in a family heirloom with an oversized 3 car garage for all your toys, a majestic bank & livestock barn for organic meats, drive shed for storage & a chicken coop for fresh eggs. Geothermal heating and cooling with farm tax credits lower your operating costs. Within minutes to paved roads and town conveniences. Call me for more details. **\$3,395,000.**

**LIVE, WORK, PLAY OPPORTUNITY**

Want to make a living from your joy of cooking, hair or nail salon, childcare, business offices or just need room for your "toys". Dream no more - here is the ideal opportunity to have your professional business work for you plus you can store your boat, cars, trucks & camper, or just rent out for additional income from 3 detached buildings. This versatile mixed-use commercial property is C1 zoned allowing an auxiliary apartment (living space) for your family while renting out other parts of this property. C1 zoning permits an artist studio, beauty spa, day nursery, business office, store, clinic, religious institution, chef & anyone wanting an investment property with lots of space for parking and storage. Two hydro & natural gas meters. Village setting on paved road. Lots of truck, car, and RV parking. No homes behind and views of nature. **MLS \$1,699,000.**



**MARKET WATCH**

The trend continues with increased property inventories, longer days on market, and lower list to sold prices. There is no doubt that inflation and the accompanying recent mortgage interest rate increases are slowing down the real estate market. Is the real estate bubble bursting? I do not think so. July and August mean summer vacations and holidays. Potential Buyers and Sellers are thinking about BBQs, family reunions, and overdue visits with friends more than moving. However, the stats reflect changes in our real estate and pricing expectations with it. Of course, increasing interest rates have slowed sales somewhat. However, mortgage rates are still comparatively lower than rates of years ago. And, real estate prices, although changing, Buyers and Sellers need to know prices are still higher than 2020 levels. At the end of day, it is suggested that now might be the best time to make a move. If you have any questions regarding how.

**RETAIL AND OFFICE OPTIONS**

Need a change of scenery and want to adjust to the post Covid-19 workplace, then there are great options for a workspace to suit your needs. Various sized, self-contained units are available for office, commercial & retail uses complete w/ready- to-move-in finishes or built out to suit your style. All equipped with natural gas forced air heating & central air conditioning in a growing community.

**GROW YOUR INVESTMENT PORTFOLIO**

The commercial Seller's market continues throughout GTA with tight supply conditions driving the benchmark price of properties higher. No one has a crystal ball to forecast when the real estate state market will change but now might be the right time to make your move in diversifying investments. There are solid opportunities available to help grow your income while leveraging the current interest rates. If you want expert insight into market trends and analysis, let me know how I can help you! Call - **416-919-9802** or email - **denise@link2realestate.ca**

