



Denise Dilbey
Broker

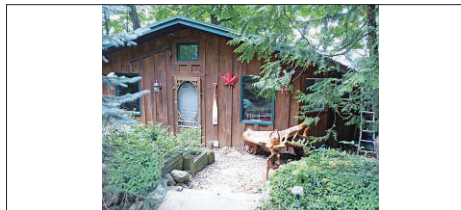
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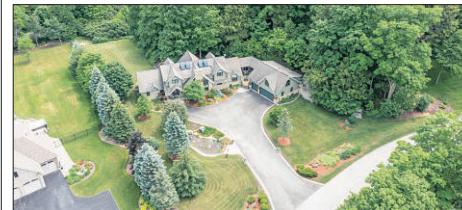
Meadowtowne Realty, Brokerage
Independently Owned and Operated



4-SEASON HIDDEN OASIS This rustic 2 bedroom, 1 bath bungalow offers a relaxing cottage or permanent retreat over- looking Roman Lake surround by wildlife just outside the Village of Hillsburgh. This beautiful property provides an updated kitchen, vaulted ceilings, hardwood floors, built-in bar & stunning views. A wood-burning fireplace accents the great room. A separate log cabin offers an open concept living area with vaulted ceiling and loft area giving you the ideal space for work & play. This enchanting property offers outdoor living spaces with private decks and patios, perfect for entertaining family & friends. Parking for 4 cars. Exclusive **\$899,000**.



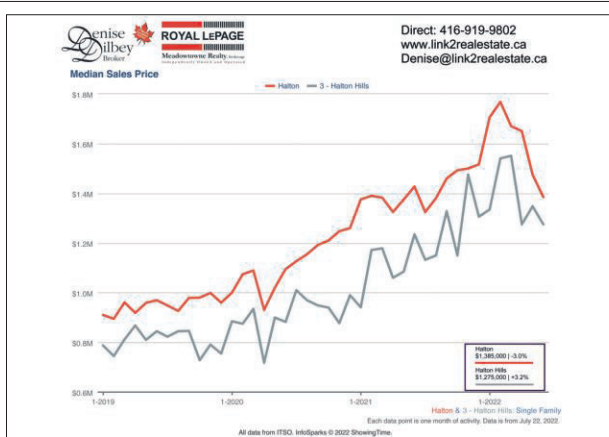
MIXED-USE INCOME INVESTMENT This C1 zoned property is ideal for an artist studio, beauty spa, day nursery, business office, liquor store, clinic, religious institution, chef & anyone wanting a work-from-home property with lots of space for parking. This mixed-use commercial property offers a heritage building equipped with retail space and an operating licenced restaurant, plus additional 5,000+ sq. ft. of detached buildings for storage, retail and other commercial income uses on an almost one acre lot. 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**.



BUILT TO IMPRESS Few properties equal the attention to detail in this incredible custom-built residence with 7 bdms, 6 baths, 2 laundry rms, 3 kitchens & an in-law suite on 1.7+ acres. This private oasis is designed for all occasions from entertaining to hosting family with relaxing patios, sunset views & enjoying tranquil grounds. The kitchen is equipped with all the essentials for a gourmet cook and work from home in a spacious office. The principal retreat is complete with a fireplace & luxurious ensuite. There's no shortage of beautiful spaces with a loft area & walk-out basement equipped with an in-law/tween suite & a 3-car garage. MLS **\$3,000,000**.



COUNTRY CHARM ON 95 ACRES This magnificent 4 bdrm, 2 bath century home has been wonderfully upgraded to provide you with an oasis surrounded by 95 acres of farmland. Distinctive modern styles are accented by original wood trim & flooring. 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 & drive shed for toys & barns to house livestock for fresh eggs & meats. Geothermal heating and cooling with farm tax credits lower your operating costs. Within mins to paved roads and town conveniences. MLS **\$3,395,000**.



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**

