

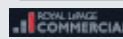


Denise Dilbey
Broker

YOUR REALTOR® FOR LIFE

ROYAL LEPAGE
DIAMOND AWARD
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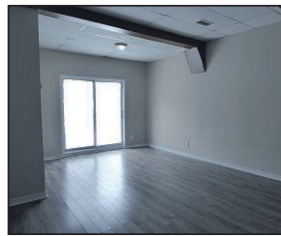
HILLSBURGH HIDDEN TREASURE

A flag stone walkway is your passage to paradise. This enchanting woodland estate offers a delightful 2 bdrm, 1 bath bungalow for you to celebrate nature all year. The great room creates cheer with its wood finishes, vaulted ceiling, stone fireplace, & walk-out to a deck for expanding leisure activities to the outdoors. The kitchen opens to an entertaining area equipped with oversized windows and loft. Natural stone materials accent the main bath relaxing corner jet tub & separate glass shower. A separate large log cabin is ideal for those seeking unique. Lots of parking, metal roofing, carpet-free living and overlooking Lake Roman. **COMING TO MLS SOON**



COMMERCIAL & APARTMENTS

Various units to suit your business and residential needs downtown and in highly visible locations close to GO transit, schools, public parks & more. OFFICE: Bright, clean, and spacious office space perfect for health care, clinic, or professional specialty services. MLS Net & Gross rent rates. APT: 2 bdrm, 1 bath ground flr residential unit with carpet-free flooring & walk-out to a private fenced porch. Includes 1 car parking & coin laundry on-site. MLS \$2,100/month includes heat & hydro.



GEORGETOWN PROFESSIONAL OFFICE SPACE

Bright, clean, & spacious office on the main flr of this medical building. Perfect for health care, clinic, office or prof. specialty services. Also, a hair salon is a permitted use. New laminate flooring and pot lights, private 2 pc bath, & kitchenette area. Previously set-up as a pharmacy. Highly visible w/signage off Hwy 7/ Guelph Street. Includes water, heat, central air conditioning, and hydro. Net Rent + TMI equals \$2,360/month plus HST



HILLSBURGH LIVE & WORK OPPORTUNITY

This C1 zoned property is ideal for an artist studio, beauty spa, day nursery, business office, liquor store, clinic, 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 1 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**



CALEDON HEAVENLY COUNTRY ESTATE

Leave your worries at the gates of this private elegant 20 acre estate with a majestic 5,000+ SF main house & separate coach house, surrounded by rolling hills, gardens & a spring fed pond. The main house offers your family dramatic living spaces accented with English inspired fine finishes. The great room features a stone wall and vaulted ceiling ideal for entertaining family and friends. Many updates, upgrades and renovations complement the 4+1 bdrms, 6 baths and the finished walk-out basement. 2 golf courses, ski and Caledon Mountain Trout to name a few of the nearby local clubs. **MLS \$6,389,000**

AUGUST
HALTON HILLS MONTHLY STATISTICS

58 NUMBER OF SALES	124 NEW LISTINGS	24 AVG. DAYS ON MARKET
MEDIAN PRICE AUGUST \$995,500		
MEDIAN PRICE YEAR TO DATE		
\$977,500 2021	\$1,199,000 2022	+23 % CHANGE

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ELEVATE | GROW | REFINE

AUGUST
ERIN MONTHLY STATISTICS

8 NUMBER OF SALES	12 NEW LISTINGS	27 AVG. DAYS ON MARKET
MEDIAN PRICE AUGUST \$1,327,500		
MEDIAN PRICE YEAR TO DATE		
\$1,200,000 2021	\$1,450,000 2022	+21 % CHANGE

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MARKET UPDATE

Summer seems to be transitioning to Fall way too fast. The start of school a couple of weeks ago marked the end of our pent-up holiday season and the return to some sort of normalcy. There are great opportunities out there if you are looking. A move in a lower or higher market always depends on the spread between properties and usually stays constant no matter the highs or the lows in real estate values. Although, there has been some recent disappointing economic data, the sky does not appear to be falling in the Town of Erin & Caledon. Although the leaves are turning, so may the real estate markets as we move into October. But for now, even with the latest mortgage rate hike of the Bank of Canada, the area real estate markets remain strong with the median price year to date increasing 20% +/- . Most market watchers point out that both the rising interest and days on market would forecast falling prices in tune with the falling of the coloured leaves on the trees. What do you think? Let's talk. denise@link2realestate.ca or direct 416-919-9802.