



Denise Dilbey
Broker

YOUR REALTOR® FOR LIFE

ROYAL LEPAGE
DIAMOND AWARD
RPL AWARD WINNING PERFORMANCE SINCE 2004

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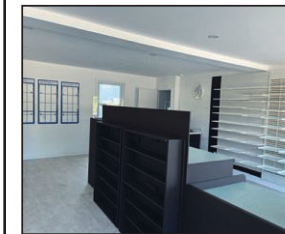
**ACTON
BUNGALOW ON 54ft x 151ft LOT**

This spacious brick bungalow is nestled on a 54' x 151' lot. A large eat-in Kitchen and open concept living & dining rooms offer space for family and friends. The partially finished basement lets you enjoy an additional two [2] bedrooms, 3 pc bathroom, a recreation room, and a laundry/utility room. The large, fenced backyard features a fire pit and lots of greenery with room for you to play. A carport and driveway allow room for parking 2+ cars. Cul-du-sac location, close to Downtown. This tenanted income property is within walking distance to shops, restaurants, GO train/bus & schools. Offered "as is", "where is".
MLS \$649,000



**HILLSBURGH
PRIVATE OASIS IN THE WOODS**

This enchanting woodland estate offers a delightful 2 bedroom, 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 flagstone walkway is your passage to paradise with a separate log cabin is ideal for those seeking unique office or play space. 3+ car parking, metal roof, carpet-free living and overlooking Lake Roman.
COMING TO MLS SOON



**GEORGETOWN
PROFESSIONAL OFFICE SPACE**

Various bright & spacious office space to suit your business, residential & professional needs. Downtown & medical buildings with locations close to GO transit, schools, public parks & more. Highly visible w/signage. Each provides easy to clean laminate flooring, pot lights, private 2 pc bath, & kitchenette area. Ideal for health care, clinic, or professional specialty services. MLS Net & Gross rent rates. Serviced with gas forced air heating & central air conditioning. Various lease terms and rental rates. APT: 2 bdrm, 1 bath ground flr residential unit with carpet-free flooring. Includes 1 car parking, heat & hydro. Coin laundry on-site.
MLS Call for details.



**BELFOUNTAIN
COUNTRY ESTATE ON 20+ ACRES**

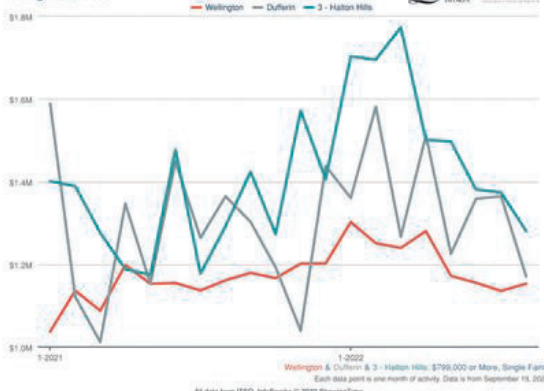
The scenic winding roads lead you to the gates of this private elegant 20+ acre estate with a majestic 8,500+ sq. ft main house & separate coach house, surrounded by rolling hills, gardens & a spring-fed pond. The main house offers your family dramatic living spaces accented with English-inspired fine 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 bedrooms, 6 bathrooms, and the finished walk-out basement. 2 golf courses, ski and Caledon Mountain Trout Clubs to name a few. Idyllic location close to almost everything.
MLS \$6,389,000



**HILLSBURGH
IDEAL COMMERCIAL PACKAGE**

This mixed-use commercial property offers Retail, Office & Residential uses. C1 zoning permits studios, beauty spas, day nurseries, businesses, professionals, clinics, chefs & restaurants. Ideal for working from home with lots of space for parking & storage. The majestic brick building is equipped with retail space and an operating restaurant. Just think of what you can do with an additional 5,000+ sq. ft of detached building space. Great for personal storage and 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

Market Update Wellington, Dufferin & Halton Hills
Average Sales Price



**MARKET UPDATE
AUTUMN 2022 REAL ESTATE VALUES**

Today's fluctuating real estate market needs no introduction. The verdict is still not out on whether the sky is falling like the leaves in October and I'm guessing that regardless of whether you are a buyer or seller, you might think it's all doom and gloom. Let's get some facts out there to help you understand what's really happening in the real estate market. Prices are changing with headlines predicting the fall of property values from 15%, 20% or 25% depending on who is talking to the media that day. So, what is really happening out there in the real world? Just how much have prices fallen? Have they hit rock bottom or will they continue to winter? Recently, real estate prices have varied dramatically by type and by overall location, and we've seen around a 20% decline from its peak in February 2022. How much of this decline has been because we've all been returning to our busy lives with the relaxing of Covid restrictions? It is natural to believe this has been the main reason for August's decline. In today's fall market, supply and demand appear to have adjusted to a more balanced market. However, it is predicted that any future pricing adjustments will be short and shallow rebounding again in Spring 2023.

There are still great opportunities out there for both buyers and sellers. Making a real estate move in a lower or higher market always depends on the spread of the value between the properties and typically stays constant no matter the highs or the lows in real estate values. Generally, Halton Hills & Erin are still yielding higher resale values. And, although there has been some disappointing economic news making the rounds in the media, the sky does not appear to be falling in most rural markets. Yet the fall leaves are turning, and so may the real estate market as we head into the spring of 2023. Or maybe now is the right time to make a move. What do you think? Let's talk. Denise@link2realestate.ca or direct 416-919-9802.