



Denise Dilbey
Broker

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PRIVATE CALEDON 20+ ACRE ESTATE

This British-inspired 20+ acre property features a majestic main house with over 8,000 sq. ft of living space, 4+1 bdrms, 6 baths with a fin'd walk-out basement & separate renovated guesthouse. Entertaining is easy being surrounded by dramatic updated living spaces accented with English-inspired fine finishes. The great room features impressive stone walls, vaulted ceiling, skylights, fireplace, and stone flooring. The two dwellings are complemented by the beauty & bounty of rolling hills, gardens & two spring-fed ponds. This idyllic setting is suitable for hosting events, weddings, B&B, plus gathering spaces for your family and friends. Local golf courses, ski hills, trails and shopping add to the attraction of this stunning estate's location. **MLS \$5,800,000**



LIVE & WORK ON 1 ACRE

This century 2 bdrm, 2 bath home plus 3 outbuildings awaits you on a little less than 1 acre in one of the friendliest villages north of Town. Currently an operating restaurant with a licensed kitchen offering both living and retail space on the 2nd floor. 3 large, detached outbuildings provide more than 7,000 sq. ft of additional space for RVs, trucks, cars & storage. There is a heated workshop, 3 grade-level & dock-level shipping doors, plus a 16 ft overhead door and separate entrance to a metal drive shed. 2 hydro & natural gas meters. This is an investment suitable for services, car enthusiasts & professionals. Nature is at your doorstep with no homes behind. Good investment & income potential. The restaurant business is being sold separately. **MLS \$1,599,000**



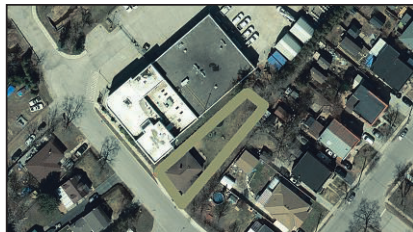
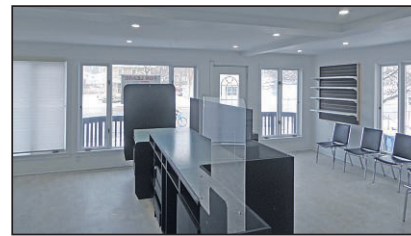
31+ ACRES WITH POTENTIAL

31.96 acres within Palgrave's Residential Estate Community Policy Area 3 in the town of Caledon. Water and natural gas are available abutting the north side of an existing subdivision. The Town of Caledon by-law describes this property as A2-ORM and EPA 2-ORM. Executive home development application is being proposed across the road. Existing OFA tenant farmer in place until you are ready for future development. In the Oak Ridge Moraine designated development area but not part of the Greenbelt. Survey on file. OFA tax credits applied. The vendor may consider a 1st VTB for a qualified buyer. Development changes, rezoning, servicing, HST are the Buyer's responsibility. OFA Farmer has the rights to harvest crops until 2023. **MLS \$14,500,000**



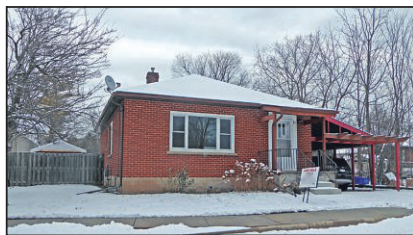
PROFESSIONAL OFFICE SUITE

This recently renovated 610 sq. ft, main floor unit is ideal for a medical, physiotherapist spa/salon or many other professional services. Pot lights & large windows accent the open-concept floor plan with easy-to-clean laminate flooring. This medical plaza on Guelph St/Hwy 7 road offers lots of traffic and sign exposure for your business. This location provides plenty of client parking and close to a GO Transit stop. Ideally located near residential development, public park, the high schools, and shopping. The monthly rent includes water, heat, air conditioning, and hydro. The great landlord is accepting tenant applications now for opening in the New Year operations. **MLS Net Rent + TMI equals \$2,360/month.**



BUNGALOW ON LARGE LOT

This 2+2 bdrm, 2 bath raised brick bungalow is nestled on a 54 ft x 151 ft lot close to downtown Acton. A large eat-in kitchen with a separate open concept living & dining rooms offer space for a family. The partially finished basement has a side entry and lets you enjoy two extra bedrooms, 3 pc bathroom, recreation room & laundry/utility area. The large, fenced backyard features a fire pit and lots of greenery with room for playing. A carport and driveway allow parking for 2+ cars. Equipped with updated windows, forced air gas furnace and central air conditioning. The downtown location lets you walk to shops, restaurants, GO train/bus stops & schools. Currently a tenanted investment property. Viewings are by advance notice only. **MLS \$649,000**



WAYS TO GIVE



A TIME OF GIVING

The gift-giving season is upon us, and with it, a seemingly endless shopping of gifts our loved ones will not wear or a kitchen gadget they may never use. Why not consider giving a gift that will really matter to those in need? It is especially during the Holiday Season that charities and not-for-profit groups need our community's support. Join me in giving a gift that matters. I have been given the greatest honour and privilege with my client's support that allows me to serve them. As a thank you and holiday present I give them a gift certificate through Canada Helps to donate to their charity, organization, or group of their choice. It feels good to give to others and it feels even better knowing that spreading kindness is the best gift of all.