

OAKVILLE NEWS



REALTY TEAM

416-616-2484

FOR SALE



**6906 Regent St
Clearview, Ontario**

Rare opportunity to own an exceptional slice of paradise. Custom built home styled after an old farmhouse, yet modern & sophisticated on the inside. Nestled on over 3 acres of stunning landscape and located less than 15 minutes from the Blue Mountain resort and the marina.

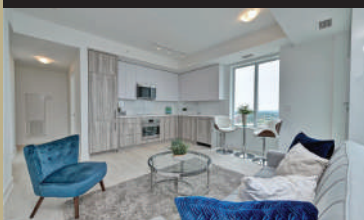
FOR SALE



**26 Broadview Court
Kitchener, Ontario**

Welcome to 26 Broadview Court, a 3 bedroom raised bungalow bursting with curb appeal. Fronting onto a treed roundabout and nestled on a fantastic pie-shaped lot with gorgeous perennial gardens, mature trees, TWO decks and 10x10 shed complete with electricity. A stones throw to PROSPECT PARK and a short walk to schools & shops!

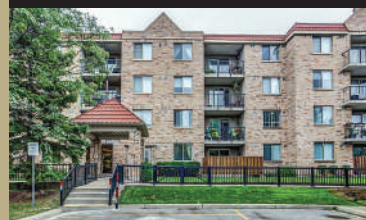
FOR SALE



**297 Oak Walk Dr #2204
Oakville, Ontario**

Luxury 2 bedroom condo ready for your enjoyment! The Oak & Co. building is extremely well equipped and in a fantastic location surrounded by the best shopping, restaurants & transit! 2 Bedrooms, 1 Parking and 1 Locker!

FOR SALE



**3499 Upper Middle Rd #217
Burlington, Ontario**

Absolutely STUNNING suite located in Burlington's desirable Headon Forest neighbourhood. This move-in ready unit offers a SPRAWLING 1075 sq ft of FRESHLY PAINTED open-concept living space, leaving you feeling like you are in a bungalow not a condo!

Bank of Canada Announces Another Rate Hike

On September 7th, the Bank of Canada announced another rate hike of .75% to no one's surprise. Wondering how this may affect you, your friends or family? Supriya Mehra, CIBC Mobile Mortgage Advisor breaks it down in a no-nonsense way that we know you love about the Arcadian Realty Team!

1. If you were pre-qualified with a variable rate, your pre approval will no longer be valid.
2. If you took out a variable mortgage in 2021 to May 31, 2022 you may have crossed the "trigger rate". If this is the case, you will likely be contacted shortly by your lender with various options. Options may include options such as prepayment towards the principal, an increase in your monthly payment or a combination of both.
3. For adjustable rate mortgages, the monthly payment will increase by approx. \$40 per month for every \$100K outstanding balance.

Here is a quick chart to show how the September rate hike has impacted affordability:

Affordability Chart

Date	Mortgage Amount	% Change	Stress Test
28-Feb-22	\$ 500,000.00		5.25%
01-Mar-22	\$ 500,000.00		5.25%
13-Apr-22	\$ 500,000.00		5.25%
01-Jun-22	\$ 500,000.00		5.25%
13-Jul-22	\$ 450,000.00	-10.0%	6.25%
07-Sep-22	\$ 420,000.00	-6.7%	7.00%

If you would like to be referred to one of our trusted lending partners such as Supriya Mehra, please let us know and we would be happy to put you in touch.



CENTURY 21
Miller Real Estate Ltd.
Brokerage
9-209 Speers Road,
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Tel: 416-616-2482
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YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
Ford	7	\$3,610,714
Glen Abbey	6	\$1,918,333
West	6	\$2,071,000
Westmount	5	\$1,572,500
River Oaks	4	\$1,584,250
Falgarwood	4	\$1,756,250
West Oak Trails	4	\$1,395,875
Southwest	3	\$2,553,333
Morrison	3	\$3,872,000
Glenorchy	3	\$1,755,000
Bronte	3	\$3,942,500
Wedgewood Creek	3	\$1,688,333
College Park	2	\$1,170,000
Old Oakville	2	\$4,445,000
Central	2	\$1,100,000
Joshua Creek	1	\$2,650,000
Clearview	1	\$1,610,000

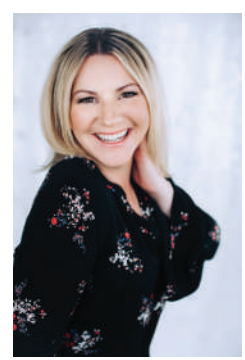
* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
Glen Abbey	9	\$895,056
River Oaks	8	\$785,625
Westmount	5	\$993,200
Glenorchy	5	\$1,040,400
Bronte Creek	4	\$1,181,775
Bronte	4	\$1,057,500
Central	4	\$2,071,250
College Park	3	\$758,333
West Oak Trails	3	\$1,089,707
Old Oakville	2	\$1,945,000
Falgarwood	1	\$850,000
Joshua Meadows	1	\$850,000
Joshua Creek	1	\$999,999

* Semi-Detached, Townhomes, Row and Links *

Welcoming Deb Laanep to the Arcadian Realty Team


Deb Laanep began her successful path in Real Estate in the highly competitive Greater Toronto Area market, and brought that experience to the Greater Calgary Area as well as Silicon Valley, California markets. She enjoyed great success and consistently achieved CENTURY 21 awards of excellence. Recently relocating back to Ontario, Deb knew that joining the Arcadian Realty Team in the Century 21 Miller office was an easy choice, for the incredibly positive reputation and tenure Deborah Bennet and her team have with clients, and the Oakville & Burlington communities. Deb's unique combination of experience, knowledge and passion for real estate makes her a valuable asset to the Arcadian Realty Team. Deb is ready to assist you with all of your real estate goals!



Deb Laanep
Arcadian Realty Team
Century 21 Miller Real Estate Ltd., Brokerage
905-334-5619



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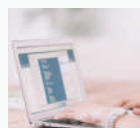
Julie,
Homestager



Vern,
Handyman



Joanna,
Home Cleaning
Services



Lily,
Client Care
Services



Irving,
Social Media
Expert

Have questions about your neighbourhood market? We are here to help!

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