

BURLINGTON NEWS



FOR SALE



**122 Montrose St N
Cambridge, Ontario**

This charming 1.5 storey detached home features an inground pool and numerous updates that have been thoughtfully carried out over time. Nestled in a prime location, this property offers not only a place to call home, but a lifestyle filled with amenities and possibilities. As you step outside to your private 35 by 66 foot lot, you'll immediately sense the potential that this property holds.

FOR SALE



**11F James St
Georgetown, Ontario**

Experience the best of Georgetown living in this meticulously maintained END UNIT townhome nestled in the heart of Georgetown. This 2 bedroom townhome offers the perfect blend of style & comfort. Situated in a prime location, you'll find yourself just steps from Downtown Georgetown/Main St & a 5-minute stroll to Halton Hills Library & Cultural Centre, Dayfoot Park & Mary St Park.

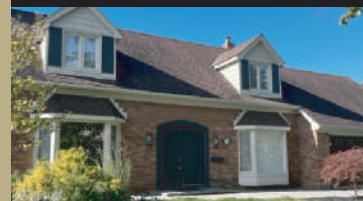
FOR SALE



**1273 Pallatine Dr
Oakville, Ontario**

Welcome to 1273 Pallatine Drive, Oakville - a charming semi-detached home nestled on a sprawling corner lot with a fantastic yard and no sidewalks to shove! This well maintained home offers an array of wonderful features, is thoughtfully and tastefully decorated, and has ample space for comfortable living, providing you with room to grow and create cherished memories.

FOR SALE



**252 Walkers Line
Burlington, Ontario**

Located just steps away from the lake, this 4+1 bedroom 3+1 bathroom home is a fantastic opportunity to live in the highly desirable Tuck School catchment area. Upon entering this home, you'll be greeted by an inviting interior that seamlessly blends modern amenities with the timeless appeal of Cape Cod architecture. Features include updated kitchen, play-loft and saltwater pool!

FOR SALE



**258 Avondale Blvd
Brampton, Ontario**

Welcome to this charming 3 bedroom, 2 bathroom backsplit home in the beautiful neighbourhood of Avondale, filled with mature trees and large lots. Complete with updated kitchen, large crawl space for storage, and insulated carport!

FOR SALE



**1329 Highway #54
Onondaga, Ontario**

Welcome to a once-in-a-lifetime opportunity to own an extensively renovated farmhouse nestled along the picturesque Grand River only 15 minutes outside of Ancaster. This peaceful 27-acre farm property blends historical charm with modern amenities and enjoys over 650 feet of water frontage, a detached double garage, heated/insulated workshop and a large bank barn!

FOR SALE



**1457 Postmaster Dr
Oakville, Ontario**

1457 Postmaster Dr is an exquisite Cape Cod style home, a rare find on a sprawling ravine lot nestled in the highly desirable Glen Abbey neighbourhood. This beautiful home boasts 4 bedrooms, over 3,000 sqft above grade & features numerous updates throughout, including a large eat-in kitchen, setting the stage for timeless elegance in your home.

SOLD



**1062 Churchill Ave
Oakville, Ontario**

Truly exceptional home seamlessly combining comfort with unparalleled investment potential. Nestled in highly coveted College Park, this home stands on a premium 66x187 ft lot, promising a home you'll cherish & an investment that speaks to the savvy buyer in you. The basement serves as a lucrative Airbnb space. In today's market, having a home that not only fulfills your needs but also offers a solid income stream is a rare find!

FOR SALE



**55 Hatton Dr
Ancaster, Ontario**

Stunning and meticulously updated home that seamlessly blends modern elegance with timeless charm. This remarkable property has undergone a full rebuild in '08 keeping only the original foundation, ensuring that every corner exudes quality and style. The outdoor oasis is truly a rare find, with a salt water pool installed in 2016. This home showcases the beauty of nature while offering plenty of space for outdoor activities and gardening in the fully fenced-in yard with separately fenced pool, adorable pool house, all surrounded by mature trees!

Airbnb to Face New Curbs in Canada With Rental Tax Rule Change

Finance Minister Chrystia Freeland will announce tax changes designed to curb the use of Airbnb Inc. and other short-term rental services in regions of Canada where those platforms are restricted, according to media reports. The measure will be part of Freeland's fall economic statement on Tuesday, according to reports in Montreal's La Presse and the Toronto Star. The government will prohibit property owners from deducting expenses on short-term rentals in areas where those services are already limited by other levels of government, the news outlets said.

The tax change, which would come into effect Jan. 1, is meant to crack down on property owners who flout local regulations, according to the Star and La Presse. A shortage of available homes to rent is an issue in places like British Columbia, where the provincial government recently introduced new legislation that makes it harder for owners to list empty properties on a short-term basis on sites such as Airbnb, VRBO and Expedia. Freeland said last month she was examining what tools the federal government might use against short-term rental sites, which result in "fewer homes for Canadians to rent, especially in urban and populated areas of our country."

Canada Mortgage & Housing Corp., the federal government's housing agency, will be granted C\$15 billion (\$10.9 billion) to offer loans to real estate developers at advantageous rates for the construction of rental housing as part of a new housing package, La Presse said.

*Source: bnnbloomberg.ca



CENTURY 21
Miller Real Estate Ltd.
Brokerage
9-209 Speers Road,
Oakville, ON L6K 0H5
Tel: 416-616-2482
arcadianrealtyteam.ca

YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
Aldershot South	8	\$1,384,350
Tyandaga	7	\$2,045,286
Central	7	\$1,421,643
Brant Hills	7	\$1,136,429
Longmoor	6	\$1,245,250
Millcroft	5	\$1,833,600
Orchard	5	\$1,305,900
North Burlington Rural	4	\$1,009,272
Headon Forest	4	\$1,293,250
Mountainside	4	\$1,043,750
Dynes	3	\$1,026,300
Palmer	2	\$1,421,500
Elizabeth Gardens	2	\$1,050,000
Tansley	2	\$1,131,500
Aldershot West	2	\$1,102,500
Pinedale	2	\$1,225,000
Shoreacres	2	\$4,617,500
Roseland	2	\$1,630,500
Aldershot Central	1	\$1,110,000
Aldershot East	1	\$890,000

* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
Central	9	\$1,030,167
Maple	6	\$926,500
Brant Hills	5	\$705,400
Dynes	5	\$626,800
Aldershot Central	5	\$657,900
Headon Forest	4	\$645,625
Mountainside	4	\$703,750
Aldershot South	3	\$839,000
Longmoor	3	\$935,800
Orchard	3	\$851,333
Tansley	3	\$652,967
Elizabeth Gardens	2	\$804,000
Palmer	2	\$739,000
Millcroft	2	\$1,135,000
Aldershot West	1	\$500,000
Pinedale	1	\$980,000
Alton Central	1	\$995,000
Tyandaga	1	\$670,000
Plains	1	\$495,000
Corporate	1	\$790,000

* Semi-Detached, Townhomes, Row and Links *

Rates not likely to return to pre-pandemic lows, says BoC's Rogers

The Bank of Canada's interest rates are not likely to return to the low levels they were at prior to the COVID-19 pandemic, according to the central bank's senior deputy governor Carolyn Rogers. The central bank's hikes over the past 18 months, which saw the benchmark policy rate spike from 0.25% to 5%, represented its most aggressive rate-hike campaign in decades. "It may be tempting to believe the low rates that we all got used to will eventually come back. But there are reasons to think they may not," Rogers said.

Rogers said that looming significant changes to global demographics – particularly boomers and their saving/spending habits – could lead to a higher-than-usual endpoint for the BoC rates, even if the central bank begins its cuts over the next two years. Higher levels of government debt and geopolitical volatility such as the ongoing wars in Ukraine and the Gaza Strip could also place potential upward pressures on global interest rates.

"All this obviously involves a lot of uncertainty," Rogers said. "But it's not hard to see a world where interest rates are persistently higher than what people have grown used to."

Higher payments a key risk in the next few years

Rogers said that given these possibilities, the central bank is especially monitoring fixed-payment mortgage debt. "Around 40% of mortgage holders have seen higher payments since early 2022," Rogers said. "By the end of 2026, virtually all remaining mortgage holders will go through a renewal cycle and, depending on the path for interest rates, may face significantly higher payments." At the same time, she noted that "most mortgage holders still expect they will be able to manage higher payments when they renew." Rogers said that much remains to be seen as "the effects of higher interest rates are still working their way through the economy."

"The bank will continue to monitor the impact that higher interest rates are having on the economy, and we'll continue to update Canadians on what we are seeing," she assured. "We will remain focused on bringing inflation the rest of the way to our 2% target, so that Canadians can save, invest and plan with more certainty."

*Source: www.mpamag.com



Deborah Bennet,
Team Leader & Sales Rep.
deborah.bennet@century21.ca
416-616-2484



David Robinson,
Sales Representative
david.robinson@century21.ca
289-339-4529



Deb Laanep
Sales Representative
deb.laanep@century21.ca
905-334-5619



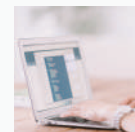
Julie,
Homestager



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!

www.arcadianrealtyteam.ca

admin@arcadianrealty.ca