

# THE ARCADIAN

## REALTY TEAM NEWSLETTER

SEPTEMBER 2025 | Burlington Edition



FOR SALE

### 156 Enfield Place #1210 Mississauga

Live In Style In The Heart Of Mississauga! Rare 2-Bedroom + Den, 2-Bathroom Suite In One Of Mississauga's Most Luxurious And Amenity-Rich Buildings. This Bright, Open-Concept CORNER Unit Features Large Windows Creating A Sun-Filled Living/Dining Area. Sought After Layout Includes Convenient Ensuite Laundry. Enjoy Breathtaking Views From Your Private Balcony. Utilities Included IN Condo Fee Making Ownership Effortless. Located Just Steps To Square One, Transit, Dining, And Minutes To Hwy 403, 401 & QEW. This Is A Rare Opportunity To Own A Premium Suite In A Prestigious, Well-Managed Building In The Heart Of Mississauga!

2+1 BED | 2 BATH | \$710,000



SOLD

### 1381 Christina Court Burlington

A meticulously maintained and updated home, cherished by its owners for over 25 years. Situated on a quiet court in the highly desirable Tyandaga neighborhood, just steps from the golf course, this detached 3-bedroom family home offers comfort, convenience and style. The spacious, open-concept main level is both functional and inviting, featuring a large gourmet kitchen with newer appliances and elegant granite countertops. Located near shopping, commuter routes, parks, and schools, this is the perfect opportunity to own a move-in-ready family home in one of the area's most sought-after neighborhoods.

3 BED | 1+1 BATH | \$1,100,000

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

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**CENTURY 21.**  
Miller Real Estate Ltd.  
HOMERIDGE

**ARCADIAN**  
REALTY TEAM

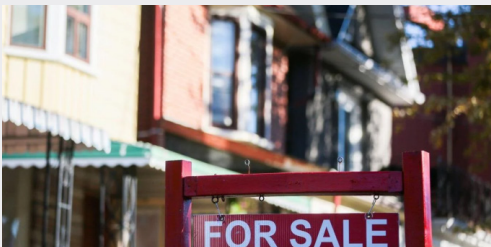
# YOUR MARKET REPORT

## DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
Orchard	9	\$1,268,378
Tyandaga	8	\$1,616,250
Elizabeth Gardens	7	\$1,616,143
Aldershot South	7	\$1,439,286
Central	7	\$1,349,857
Pinedale	6	\$1,216,667
Shoreacres	6	\$1,906,500
Mountainside	5	\$997,400
Brant Hills	5	\$1,204,000
Millcroft	5	\$1,825,000
Dynes	5	\$1,094,700
Palmer	4	\$1,170,000
North Burlington Rural	4	\$2,031,250
Maple	4	\$1,409,000
Longsmoor	4	\$1,189,375
Headon Forest	3	\$1,276,759
Roseland	3	\$4,050,000
Aldershot West	3	\$1,257,333
Aldershot Central	2	\$845,000
Alton West	2	\$1,350,000
Alton Central	1	\$1,291,500
Tansley	1	\$1,180,000

## SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Headon Forest	8	\$618,000
Aldershot South	8	\$480,000
Maple	8	\$555,125
Brant Hills	7	\$690,286
Tansley	7	\$614,071
Orchard	7	\$717,714
Corporate	6	\$745,917
Central	6	\$1,242,917
Elizabeth Gardens	6	\$651,150
Plains	5	\$711,600
Alton West	4	\$706,000
Millcroft	4	\$1,022,500
Mountainside	4	\$601,000
Dynes	3	\$670,000
Aldershot West	2	\$480,000
Pinedale	2	\$969,000
Palmer	1	\$1,035,000
Longmoor	1	\$550,000



### Parents Co-signing For Their Child's Mortgage is 'Fraught' With Risks: Brokers

It's not uncommon for parents to want to help their adult children enter the housing market.

For some, that help comes in the form of co-signing for their child's mortgage, but experts warn that means taking on financial risks they might not understand and could impact their own debt and retirement plans.

"The most important thing to understand about co-signers is that if there are four people on the mortgage, each of them is not responsible for 25 per cent; each one of them is responsible for 100

per cent," said Ron Butler, principal broker at Butler Mortgage.

At several major lenders in Canada, he noted that only one person listed on the mortgage agreement needs to sign for a renewal to take effect. "There could be four people on the mortgage. The bank will accept the sign-off of one single person to process the renewal, and once the renewal is processed, it's all locked in for another five years," he said.

Butler said once you co-sign, it's extremely difficult to remove yourself from the mortgage.

"You should probably never co-sign, to be honest with you. Co-signing, guaranteeing mortgages, is fraught with danger," he said.

Butler recalls one incident that saw a mother have a "spectacular falling out" with her son after co-signing his mortgage, totalling over one million dollars, years earlier.

"Now she absolutely wants off the mortgage. She does not want to have any financial ties to the son," he said.

When she tried to approach the bank to get out of the mortgage and told the lender she would not sign a renewal, she was informed that her son could renew the mortgage on his own, he said.

While co-signing for a child's mortgage is not as popular with the slowdown in the housing market, Butler said, it was an "epidemic" during the real estate frenzy of the early pandemic years...

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