

THE ARCADIAN

REALTY TEAM NEWSLETTER

AUGUST 2026 | GTA Edition



PRICE CHANGE

282 Carrington Drive Guelph

Welcome to 282 Carrington Dr., a fully finished 2 1/2 storey detached home in Guelph's Kortright West offering over 2,300 sq ft of living space, two primary suites with private ensuite baths, and a lower-level walk-out with a second kitchen ideal for multi-generational living or income potential. Situated on a private lot backing onto greenspace, this versatile home features a private rooftop deck, double-car garage, and convenient access to Rickson Ridge Public School, the University of Guelph, and Highway 401.

4 BED | 4+1 BATH | \$969,900



FOR SALE

1401 Plains Road E Unit #87 Burlington

Exceptional Branhaven executive end-unit townhome, privately set within an upscale, beautifully landscaped complex just steps from downtown, the lake, restaurants, shopping, and effortless GO Station and highway access, with a bright end-unit layout that floods the home with natural light. Featuring a magazine-worthy main level, three bedrooms, stylish updates throughout, smart-home enhancements, and a move-in-ready interior.

3 BED | 1+1 BATH | \$735,000



FOR SALE

20 Speers Road Suite 304 Oakville

SELLER WILL PAY 6 MONTHS OF CONDO FEES UPON CLOSING! At 731 sq ft, the space is noticeably larger than many newer one-bedroom units. Nestled between Sixteen Mile Creek and the vibrant Kerr Village, this spacious condo offers a rare blend of nature, walkability, and downtown convenience. Just a 10-minute walk to Oakville GO Station and minutes to the QEV.

1 BED | 1 BATH | \$392,000



SOLD

934 Danforth Avenue Burlington

Located steps from the lake in Southwest Aldershot, this turnkey bungalow features an updated chef's kitchen, a primary suite, and a fully finished lower level with two additional bedrooms. Highlights include a custom three-season sunroom with its own heating and cooling system, set on a professionally landscaped 85 x 103 ft lot.

4 BED | 2 BATH | \$1,325,000



SOLD

6 Mays Crescent Waterdown

Located steps from downtown Waterdown's shops and trails, 6 Mays Crescent features a bright, open main floor complete with a chef's kitchen, dedicated office, family room with a fireplace, and multiple backyard walkouts. The upper level offers three bedrooms including a primary ensuite, while the newly finished basement adds a Dolby Atmos home theatre, gym area, and side entrance. Outside, the fully landscaped 59x150 ft lot boasts a saltwater pool, pergola-covered dining area, smart irrigation, and a custom tree house.

3 BED | 2+2 BATH | \$1,625,000



SOLD

2225 Wyandotte Drive Oakville

Welcome to 2225 Wyandotte Drive, a West Oakville home offering a private "cottage in the city" feel with a three-season sunroom, an updated heated saltwater pool, and an expansive backyard. Featuring a newly painted interior with updated kitchen appliances, a fully finished lower level, and close proximity to QE Park Community Centre and Bronte GO Station, this property delivers the ideal balance of indoor comfort and outdoor space.

4 BED | 2 BATH | \$1,325,000

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

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CENTURY 21.
Miller Real Estate Ltd.



YOUR MARKET REPORT

MLS Sales Activity

Statistics Provided by the Toronto Regional Real Estate Board

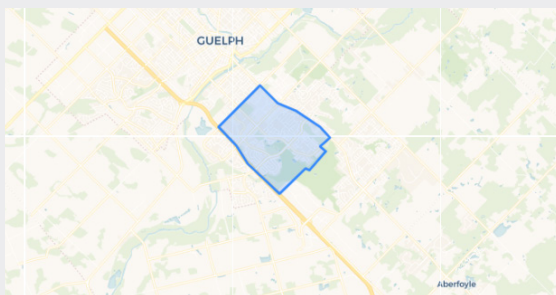
JULY 2026	Units 5,995	Avg. Price \$1,003,956
JULY 2025	Units 6,047	Avg. Price \$1,051,600

-4.5% \$1,003,956	YEAR-OVER-YEAR AVERAGE SALE PRICE
-0.9% 5,995	YEAR-OVER-YEAR NUMBER OF SALES
6.7% 32	YEAR-OVER-YEAR AVERAGE DAYS ON MARKET

Detached	Sales	Avg. Price
416	691	\$1,547,298
905	2,098	\$1,207,295
Townhouse	Sales	Avg. Price
416	249	\$867,635
905	754	\$800,561

Semi-Detached	Sales	Avg. Price
416	233	\$1,122,326
905	324	\$851,726
Condo Apartment	Sales	Avg. Price
416	1,054	\$672,807
905	510	\$560,923

NEIGHBOURHOOD GUIDE: HANLON CREEK



NEIGHBOURHOOD VIBE

A diverse and vibrant neighbourhood with a strong sense of community.



COMMUNITY CANVAS

A welcoming community with a mix of families, young professionals, and retirees.



PROPERTY PULSE

Hanlon Creek offers a mix of home types, from single-detached houses to apartments.



WHAT YOU'LL LOVE

Enjoy the convenience of great schools, parks, and amenities right at your doorstep.

This neighbourhood has a consistent population, and is popular with families with teens, people in their 20s, people in their 40s, and people in their 50s. Hanlon Creek is a mixed-use neighbourhood in stretching along Stone Road from Gordon Street to Hanlon Parkway. Most of it is a residential area south of Stone Road, with mainly single-family homes, but the neighbourhood also contains the Priory Park townhouse and apartment community north of Stone Road Mall. Residents have easy access to all amenities in Hanlon Creek.

People & Families in Hanlon Creek

Families with kids make up 42% of households in this neighbourhood, while couples without children make up 24% of households and 24% of households are one person living alone. People in this neighbourhood come from 121 different ethnic origins, and 27% are first-generation immigrants, while 22% are second-generation immigrants.

Having Fun in Hanlon Creek

Fun is easy to find at the many parks & rec facilities here. Parks in Hanlon Creek feature playgrounds for kids, sports parks, dog parks, and skating. There are 11 parks in Hanlon Creek, with 40 recreational facilities in total. The average number of facilities per park is 3.

Neighbourhood Households	Neighbourhood Population
4,900	12,799
Number of Parks	Number of Recreation Facilities
11	40



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