

MID-SUMMER 2017

STYLE ■ COMFORT ■ IDEAS ■ REAL ESTATE

ourhomes

S O U T H E R N G E O R G I A N B A Y

beachside DINING

10 WAYS
TO EXTEND YOUR
SUMMER

AT HOME WITH
KIMBERLEY SELDON

3
tempting
**SWIMMING
POOLS**



**FLAG YOUR
DRINKS**
**GRILLED
STREET CORN**
**COOL WAYS TO
BEAT THE HEAT**

**HERITAGE
HOUSE
REVIVAL**

**NEW BUTTERFLY
ON THE BLOCK**

people



PRESTON OWEN, OWNER & SHARON OWEN
Thornbury Clear Choice

How does a hot tub extend summer mode? Many people think of hot tubs as something you use in the cooler months, but they are a year-round spot for you to relax and enjoy some hydro and massage therapy. We suggest to customers that the temperature can be turned down in the summer months and then it can be used like a pool. For 27 years, Clear Choice has been offering a great selection of hot tubs, as well as water analysis and repairs. We also have a complete line of pool and spa chemicals and accessories for

customers to get the most enjoyment from their pool or hot tub.

Share some of your favourite summer memories: Boating and fishing on Georgian Bay were a big part of summer. Cruising, swimming and fishing that lasted the whole day. Many times, coming back to the harbour in Meaford, sound asleep on the deck of the boat. Now we are happy to be in our backyard oasis, with a hot tub and pool that is within walking distance of the Bay. *Continued on page 86*



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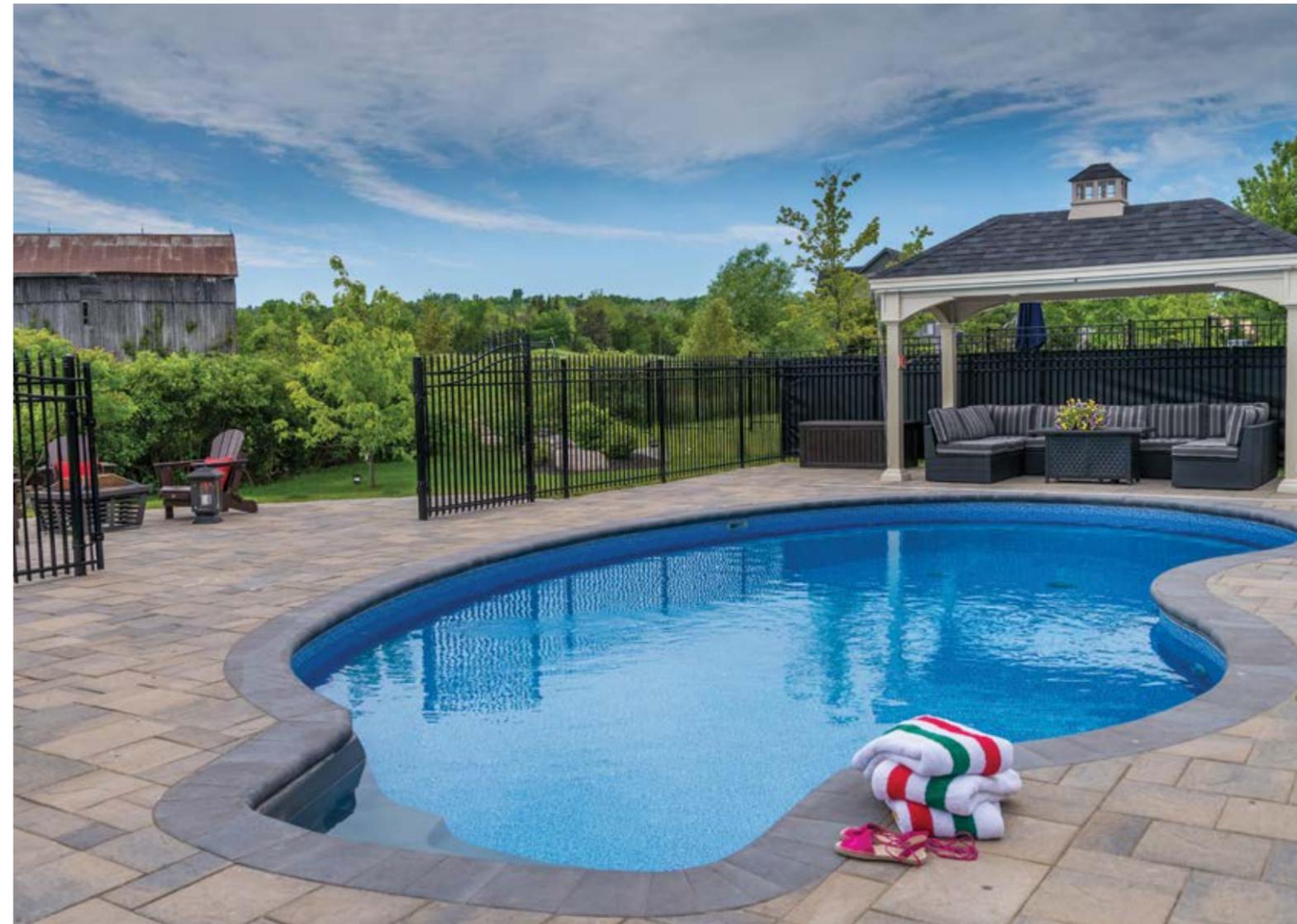
THE LIFESTYLE AQUATIC

STORY SARA MARTIN | PHOTOGRAPHY SANDY MACKAY

For some, just overlooking a peaceful fairway on one of the area's great golf courses would be enough. These homeowners wanted more and set out to make that happen. They devised a layout of their backyard space with a pool at the centre. They connected with **Thornbury Clear Choice Pools & Spas**, and with careful consultation, they installed a 16-by-32 Fox kidney-shaped, vinyl-lined pool.

The next step in the completion of this project was finishing the deck area that would also incorporate a gazebo, a pool house, a bar and a fire pit. The owners sought out **Zwarts Landscape Supply** and with the help of **Dwayne Harvey**, the owners selected Trevista 80 from Best Way Stone to lay on the whole patio. Grading and compacting took place to level the large site, then 2,000 square feet of the stone was laid with exacting cuts to get a tight fit to the edge of the pool. Zwarts carries landscape supplies, including triple mix and black mulch in their easily recognized yard on the outskirts of Thornbury, which greets visitors on Highway 26 with a large inukshuk. Zwarts offers design services as well.

« The large patio off the house has open seating that also leads to a bar (not pictured). Striped grey cushions coordinate with furniture in metal frames with resin wicker accents and glass-top tables.



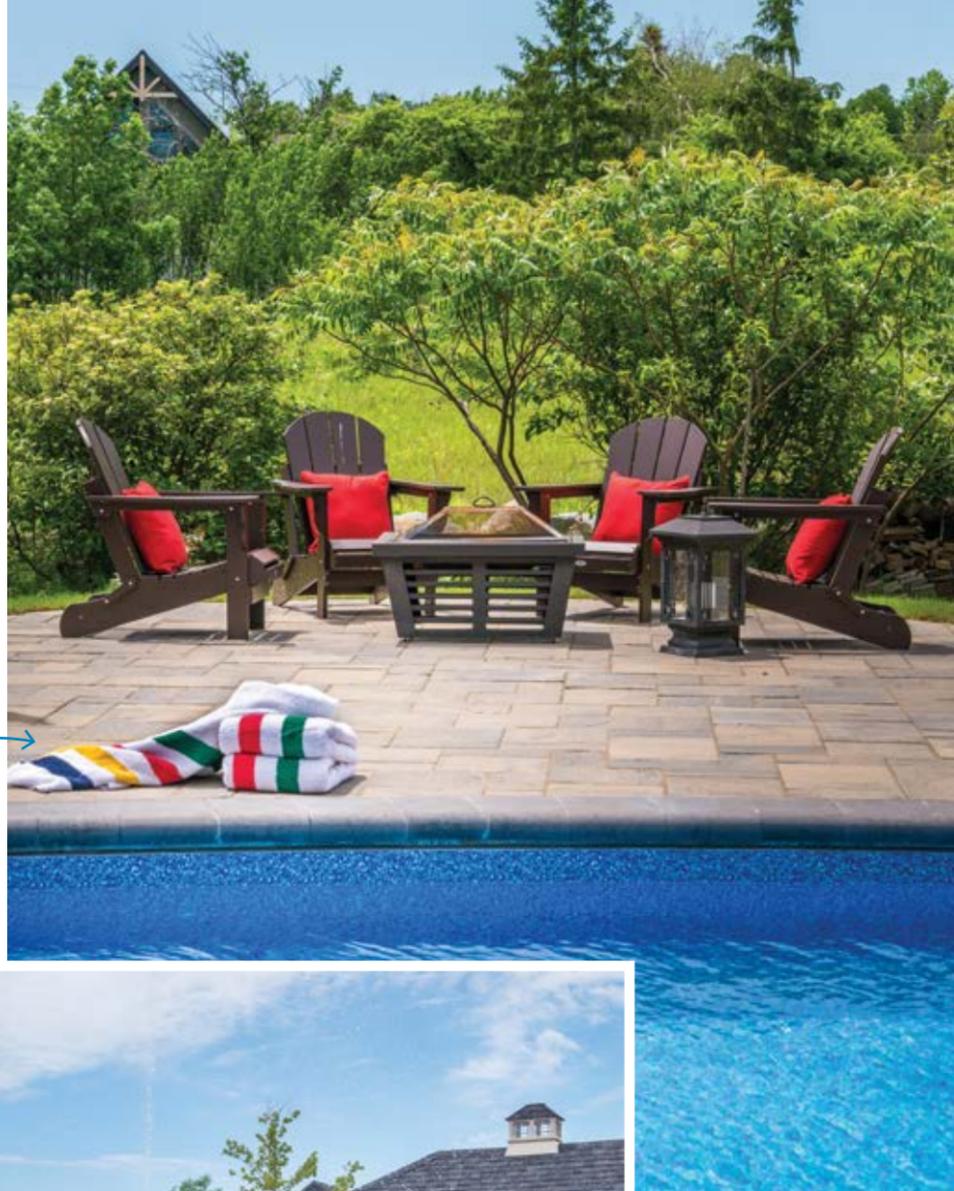
« A wide gazebo at the opposite end of the pool is topped with a decorative cupola. It offers cover from the sun when needed and is furnished with an all-weather sectional sofa for afternoon lounging.

« The owners opted to install the pool enclosure fencing (**Russell Fencing & Decks**) to the width of their yard with generous decking around the pool. Laying the stone decking beyond the fence provides an area for their fire pit with trees at their rear property line and grassy areas and planting beds on either side.

Continued on page 118

» Beyond the iron fencing at the rear of the yard, a grouping of black Muskoka chairs sits around a gas fire pit. Touches of red unify the area with the rest of the yard. A barn on the property beyond provides a backdrop and conversation point.

Striped towels are at the ready for post-swim drying.



« For dramatic effect as well as water circulation, two water jets can be turned on to arch water over the pool, creating rainbows in their mist and adding the relaxing sound of falling water. OH

2017 MARKET SNAPSHOT - 2nd QUARTER IN REVIEW

For residential single family homes and condos, the WESTERN DISTRICT of Southern Georgian Bay continues the over one year trend of a Sellers' market with near record low inventory down 41% from Q2 2016. 5 years ago, we needed over 12 months to sell all listed inventory, Q2 2016 it was 2.5 months, and currently it would take only 1.5 months. Values are up for residential transactions 27% YTD over 2016 - and sales remain brisk with approximately 69% of listings sold depending on area. The average price for a home is currently \$500,387, up a startling 25% from a year ago. The majority of sales took place in the \$400,000 to \$500,000 price range but 2 sales went over \$2.5M. Market value remains a moving target, and like the GTA we have noticed a cooling off from the bidding war frenzy of Feb-April. Still, if Realtors & Buyers deem a property to be realistically priced, it will sell quickly at close to, if not over, its asking price.

Our focus here will be on single family homes and condos in the 3 trading areas in which we have the most experience: Blue Mountains, Collingwood, and the areas of Clearview nearest to Collingwood & Blue. This Quarter there were 492 listings of which 342 sold - a 70% sale to list ratio (was 68% for Q2 '16), and the average property price is currently \$601,390 or about 20% higher than the Western District's average. The average amount of time between listing and selling was 32 days on market (DOM), compare to 69 DOM Q2 2016.

HIGHS, LOWS & SPECIFICS

COLLINGWOOD:

- The high sale of Q2 was a waterfront townhome in the Shipyards for \$1,750,000. Worth noting is that there were 6 other sales of \$1M or greater, 4 of which were also waterfront or waterview homes.
- The low sale was an east side studio condo at \$125,000.

- Q2 (vs Q1): Condos - 48 listed, 35 sold (60 listed, 50 sold); avg DOM (Days On Market) 27 (25); avg sale to list price - 101.2% (99.9%)
- Single Family Homes - 44 listed, 35 sold, (82 listed, 61 sold); avg DOM 20 (41); avg sale to list price - 100.5% (98.4%)
- The average price for a resale residence in Collingwood was: detached - \$584,789 (\$542,898), condo - \$352,839 (340,585).

THE BLUE MOUNTAINS:

- The high sale of Q2 was a 50 acre country estate home of almost 7,000 SF near Ravenna for \$2,745,000, one of 2 sales over \$2M.
- The low sale was a studio condo in the Grand Georgian for \$115,000.
- Q2 (vs Q1): Condos - 15 listed, 15 sold (63 listed, 42 sold); avg DOM 59 (90); avg sale to list price - 101% (97.9%)
- Single Family Homes - 29 listed, 26 sold (71 listed, 51 sold); avg DOM 52 (94); avg sale to list price - 96.5% (96.9%)
- The average price for a resale residence in Blue Mountains was: detached - \$779,765 (\$846,461), condo - \$273,830 (\$313,618).

CLEARVIEW (Nottawa & Nottawasaga districts):

- The high sale of Q2 was a 6,500 sq. ft. home on 100 acres between Mansfield and Creemore for \$2,651,000, one of 2 sales over \$2M.
- The low sale was a small home in Singhampton for \$140,000.
- Q2 (vs Q1): Single Family Homes - 10 listed, 5 sold (16 listed, 18 sold); avg DOM 27 (103); avg sale to list price - 97% (95.1%)
- The average price for a resale detached residence was \$880,000 (\$763,222).

GENERAL OBSERVATIONS:

- New home construction continues to be strong, however, many Buyers are experiencing delays in completion as the trades cannot keep up - this is increasing

the demand for short term furnished rentals.

- The Q3 market appears to becoming more balanced - we are starting to see more new listings than sales - this has evolved over the past few weeks.
- Government's new tax controls seem to have had a minimal effect on the area and of note, do not affect the Town of the Blue Mountains, which is County of Grey - only Collingwood, as it is in the County of Simcoe.

NEW

- New to the area - Gibson & Co. - a new restaurant, bar & café - enter in the alleyway beside the arena on Hurontario; opening July 2017 is The Crow Bar (same owners as Bruce Wine Bar, Thornbury) - across from the Bank of Montreal on Huron Street.
- New location for a second Northwinds Brewery - now under construction at the Village at Blue.

For a detailed analysis of the property you wish to sell or buy, please contact us at your convenience. We are here to help you make an informed decision and to SAVE YOU TIME!



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Note: These statistics are compiled using data from the MLS system of the Southern Georgian Bay Association of Realtors and are believed to be reliable.

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