



CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE PRESENTS

INVEST IN STYLE

FROM THE BAY TO THE BRUCE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Inside this Issue...

MILLENNIALS & BOOMERS

HEAD NORTH

THE 2016

FALL SHOWCASE
OF HOMES

SOME "MUST-DO'S"

IN SOUTHERN GEORGIAN BAY
& GREY BRUCE

CHESTNUT PARK

BECOMES THE 2015
CHRISTIE'S
AFFILIATE OF THE YEAR!

CHRISTIE'S
INTERNATIONAL REAL ESTATE

AFFILIATE
OF THE YEAR
2015

More awesome content online at chestnutpark.com/blog & more listings at investinstyle.ca

MILLENNIALS & BOOMERS HEAD NORTH

Droves of Millennials and Baby Boomers alike are moving north to Collingwood to take advantage of a more recreational focused living experience and the opportunity to escape Toronto's surging real estate prices and heated bidding wars. The Collingwood / Southern Georgian Bay area offers a vibrant engaged community of individuals that enjoy outdoor recreation, a growing abundance of restaurants and shops as well as an established arts and culture scene.

Most importantly to the Millennials, there is a growing jobs market in Collingwood. Savvy young entrepreneurs are seizing the opportunity to tap into the ever expanding local year round tourism industry and provide services to support the influx of retired boomers. In fact Collingwood was ranked within the top 10 of business friendly small cities across Canada in 2014.¹ The last few years have seen a surge of new breweries, wineries, distilleries, restaurants and new businesses that cater to the outdoor recreational market and retirees.



With a growing population, expanding employment opportunities, vibrant active community and affordable home prices there has never been a better time to invest in Collingwood real estate. The Southern Georgian Bay Western Region total sales dollar volume was up 21% in 2015 over 2014 and the 12 month average price of a residential single family home in Collingwood was up 5.4%³ in 2015 over 2014. And of course there is no denying the affordability of Collingwood's market over Toronto's: in 2015 the average home price for Collingwood was \$369,818 vs Toronto at \$622,121.² Furthermore, the Collingwood market is showing steady growth. In 2015 Chestnut Park's Real Estate's Collingwood office showed an increase in sales of 29% from the previous year.



Collingwood residents John Price, Jennifer Price and their daughter Olivia moved up from Toronto in the spring of 2015 to enjoy a more recreational focused living based existence and reap the benefits of Collingwood's affordable yet growing real estate market.

There is a lot more opportunity for younger families to have their dream home and grow in Collingwood than Toronto. Toronto is not affordable for younger families anymore. The market is not even comparable. However, the Collingwood market is growing right now, I believe it will be the new "Toronto North".
- Jennifer Price, Collingwood millennial resident

Fortunately for millennials like the Price's, most of the retirees moving up to the Collingwood area are former weekend warriors who already own places. They are not creating competition for real estate acquisition. The Price's were actually able to buy the first home they looked at and bid on.

Jon and I built a ski cabin here 30 years ago. Collingwood is a familiar community for us and we know it will fit our lifestyle for years to come. After the kids moved out, we both retired and the housing market in Toronto was "hot" - it seemed like the right time to move up.
- Liz Ord, Collingwood Baby Boomer retiree

Do you enjoy an active lifestyle? Are you looking to escape Toronto's fiery market? Whether you are an active retiree or a millennial looking to establish roots, Collingwood might just be the right move for you.

We already spent every weekend here doing what we love and now I get to do those mid-week as well. We have had close friends move up at the same time as us and have made many new ones that all share our passion for the outdoors and active lifestyles we thrive on.
- John Price, Collingwood millennial resident

SOURCES

¹ (<http://business.financialpost.com/executive/c-suite/collingwoods-debut-in-top-10-on-ranking-of-business-friendly-cities-is-no-accident>)

² Based on statistics for the Toronto Real Estate Board Association of REALTORS® (TREB)

³ Based on statistics for the Western Region of the Southern Georgian Bay Association of REALTORS® (SGBAR)

VISIT: WWW.CHESTNUTPARK.COM | WWW.INVESTINSTYLE.CA

– SOUTHERN GEORGIAN BAY & GREY BRUCE ISSUE –

Magnificent Panoramic Views

COLLINGWOOD, ONTARIO:

31 acres, 4,200 sq ft Country Estate w/ 4 bdrms, 4 baths. Reclaimed hemlock floors, expansive windows w/ panoramic views to Georgian Bay, The Peaks & Beaver Valley. Manicured grounds & pond & a large stamped concrete patio. Exceptional craftsmanship. MLS®1615130



Ron Picot*, Barb Picot*
705-446-8580
www.ThePicotTeam.com
picot@rogers.com



OFFERED AT \$1,999,950



\$4,900,000



WWW.CREEMOREMEADOWS.CA

Newly constructed rustic contemporary on 70 acres of professionally landscaped lands. 50-mile panoramic views. Just south of Creemore.
Cheryl MacLaurin*
705-446-8005

\$2,749,000



NATURE'S HIDEAWAY

• 50 acres
• 5,970 sq ft
• 5 bdrms / 4 baths
• Beautiful views • Outdoor terrace
• MLS® 1605586
Barb Picot*
705-444-3452

\$2,749,000



GRACIOUS FAMILY HOME

• 1.3 acres
• 7,200 sq ft
• 6 bdrms / 5 baths
• Serene pond • Outdoor terrace
• MLS® 1548289
Ron Picot*
705-446-8580

\$2,299,000



CUSTOM BUILT HOME

• 6,200 sq ft
• 5 bdrms / 5 baths
• Beautiful Georgian Bay views
• Georgian Bay Club
• MLS® 1600966
Barb Picot*
705-444-3452

\$1,849,000



NATURE'S RETREAT

• 50 acres
• 4,480 sq ft
• 4 bdrms / 5 baths
• 60x30 workshop • Scenic views
• MLS® 1616224
Ron Picot*
705-446-8580

\$1,595,000



WWW.CREEMORESKE.CA

Amazing views, lovely woods, trails & pond on 44 acres. Log house w/ 5br, 3ba, garage w/ heated studio, 5 mins to Creemore.
Cheryl MacLaurin*
& **Rob McAleer** 705-888-3981

\$1,500,000



GEORGIAN BAY LUXURY

4 Level custom built grand family retreat. Features oversized garages and access to Georgian Bay.
www.garytaylor.ca
Gary Taylor**
519-378-4663

\$1,498,000



WWW.WINDOVERCREEMORE.CA

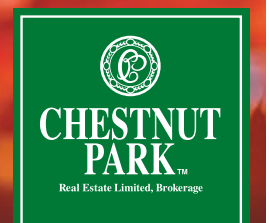
Scandinavian log home on 50 acres with views, pond and secondary log cabin. Small barn, 3 minutes to Creemore.
Cheryl MacLaurin*
& **Rob McAleer*** 705-888-3981

Chestnut Park's 6th Annual Fall Showcase Of Homes

Join us September 24

Covering Collingwood, Blue Mountain, Creemore, Meaford, Owen Sound, Thornbury/Clarksburg, Wiarton, Beaver Valley, Wasaga Beach and Mulmur.

Visit www.fallshowcaseofhomes.com throughout the summer to see a list of this year's properties.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

VISIT: WWW.CHESTNUTPARK.COM | WWW.INVESTINSTYLE.CA

*SALES REPRESENTATIVE **BROKER

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

– SOUTHERN GEORGIAN BAY & GREY BRUCE ISSUE –

Million Dollar Views

MEAFORD, ONTARIO:

A “ground up” restoration has earned this solid stone home a historical award. Located on 99.75 acres known as SCOTCH MOUNTAIN, the home features 4 bedrooms, all w/ ensuites, Stunning views, 4040 sq.ft. plus a shop/barn & triple car heated garage.



Dave Armstrong*
905-713-9414
dave@chestnutpark.com

OFFERED AT \$1,999,000



\$1,495,000



WWW.MIDDLE RIDGE.CA

Contemporary luxury on 4.5 private acres 4 br, 4 ba. Gorgeous landscaping w/ swimming pond, 1km to Creemore.

Cheryl MacLaurin*
& **Rob McAleer*** 705-446-8005

\$1,450,000

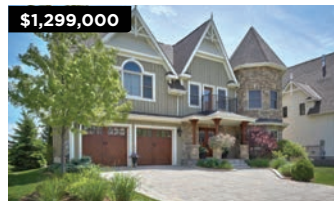


PIECE OF HEAVEN

English country home on Berford Lake with 40 acres & a mile of shoreline. Private & luxurious.

www.garytaylor.ca
Gary Taylor**
519-378-4663

\$1,299,000



SNOWBRIDGE HOME

- 5,470 sq ft
- 5 bdrms / 4 baths
- Pegged Elmwood floors
- Views to the ski hills
- MLS® 1600079

Barb Picot*
705-444-3452

\$1,175,000



WATERFRONT OASIS

Stunning log home with captivating Lake Huron views. Loaded with character & charm. Your personal oasis awaits.

www.garytaylor.ca
Gary Taylor**
519-378-4663

\$1,075,000

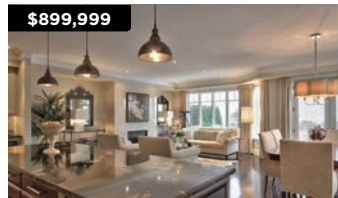


LAKE HURON HAVEN

Quality custom built log home on Lake Huron. Features expansive great room & custom decking.

www.garytaylor.ca
Gary Taylor**
519-378-466

\$899,999



WATERFRONT CONDO

- 2,153 sq ft
- 3 bdrms / 3 baths
- Beautiful bay views
- Gourmet kitchen
- MLS® 1600765

Ron Picot*
705-446-8580

\$859,000

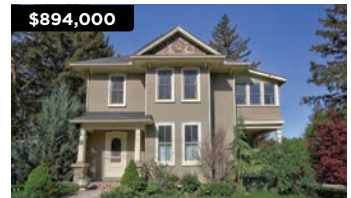


HIGH ABOVE THORNBURY

- 3,000 sq ft Nature Retreat
- 4 bdrms / 4 baths
- Gas Fireplace
- Salt Water Pool
- MLS® 1615447

Barb Picot*
705-446-8580

\$894,000



HOME OR DEVELOPMENT

- 2.3 acres
- 2,620 sq ft
- 3 bdrms / 2 baths
- Renovated Century home
- MLS® 582610261

Barb Picot*
705-444-3452

VISIT: WWW.CHESTNUTPARK.COM | WWW.INVESTINSTYLE.CA

– SOUTHERN GEORGIAN BAY & GREY BRUCE ISSUE –



Enchanting Lake Huron

LION'S HEAD, ONTARIO:

Luxuriously built of the finest materials and expertise. Contemporary open concept home features soaring ceilings, hardwood flooring and a high end commercial kitchen. Other features incl. wood burning fireplaces indoors & out, large plunge pool, flag stone pathways & patios, water front docks and decks. Enjoy the protected waterfront of Myles Bay.



Gary Taylor**
519-378-4663
www.garytaylor.ca

OFFERED AT \$1,595,000



\$799,000



EVERGREEN ESTATES

Exceptional ranch bungalow on .8 acre lot backing onto forest in prestigious enclave of fine homes. Midway between Collingwood & Blue Mountain.

Carol Whyne*
705-441-6709

\$799,000

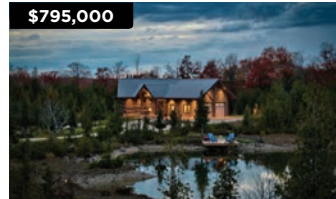


PEACEFUL ENCLAVE

Post & Beam -1 acre in Castle Glen. 4 bdrms / 4 baths. Open concept main floor with wood burning fireplace. Minutes to Collingwood / Osler Bluff Ski Club.

Paige Young*
705-241-2433

\$795,000



WWW.READHILTON.COM

3 Bed / 3 Bath, Custom Log Home constructed impeccably. 9 Acres, stocked swimming pond & dock.

Read Hilton*
705-351-8100

\$750,000



750 FT WATERFRONT

4 bdrm 1,376 sq ft cottage on Georgian Bay. New town water & hydro. located just south of the village of Leith.

Michael Biggins**
519-378-6336

\$695,000



GREAT POSSIBILITIES!

This is a unique country property, in Collingwood offering 2.9 acres of land with potential of 36 condos or 5 residential lots.

Stefanie Kilby*
705-606-0320

\$649,000



MONTERA ESTATES

Impressive home in exclusive golf community at Blue Mountain.

MLS® 1614787

Heather Garner*
705-445-3751

\$649,000



OPPORTUNITY!

You could operate a home business with all the space in this 2.5 storey, 9 bdrm home in the heart of Collingwood on an oversized lot.

Sandee Roberts**
705-445-3751

\$629,000



THE BEAVER VALLEY

Full Timber frame, 3 acres, 4000 sq ft, 6 brms, 4 baths, geothermal heating, air conditioning double detached garage.

Gail Crawford*
705-445-3751

VISIT: WWW.CHESTNUTPARK.COM | WWW.INVESTINSTYLE.CA

– SOUTHERN GEORGIAN BAY & GREY BRUCE ISSUE –

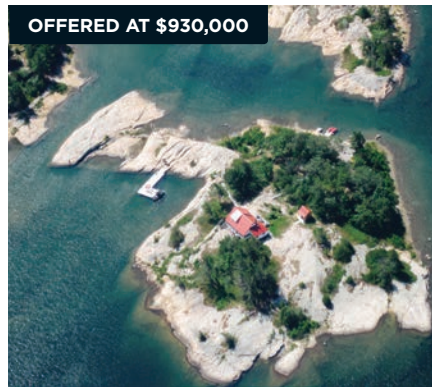
Lockie Island, Parry Sound

PARRY SOUND, ONTARIO:

Beautiful private island, just under 3 acres w/ 360 vistas of Georgian Bay. Lockie Island cottage, circa 1932 combines the best of both worlds. Charm of the old with comforts of new. Lots of recent upgrades.



John M. Kacmar**
705-446-4152
john@johnnanddi.com



OFFERED AT \$930,000



Country Estate Featuring Two Homes

CHATSWORTH, ONTARIO:

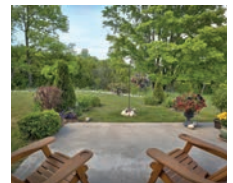
Set amongst lush landscape, this exceptional property has 2 custom built homes, 1-3 bedroom and the other 2-bedrooms, on 45 acres with hardwood bush and a 5 acre spring fed pond + 5 stall barn. Truly a special property.



Dave Moyer**
519-379-1996
davemoyer@chestnutpark.com



OFFERED AT \$859,000



\$579,000



WATERFRONT

Peace & Plenty combine in this unique 4 season cottage on the shores of spectacular Georgian Bay. Meticulously maintained.

Dave Moyer*
519-379-1996

\$575,000



CHARM & PRIVACY

4 bedrooms, 4 baths, 2 gas fireplaces, abundant natural light, 2 walk outs, sought after Collingwood location.

Sue Mallett*
705-444-7181

\$550,000



THE ROCKLYN INN

An incredible opportunity to operate a successful inn. 8 BDRMS/ 3.5 BATHS. Most furnishings included.

David Rowlands**
705-321-8717

\$550,000



CIRCA 1890 THORNBURY

Past meets present in this home where unspoiled antique & various upgrades join stunning park-like setting.

Sue Mallett*
705-444-7181

\$509,000



4 SEASONS LIVING

2940 sq ft chalet inspired home is ideally situated in the highly desirable community of Blue Water on the Bay, nestled by the shores of Georgian Bay.

Debra Gibbon*
705-765-6565

\$460,000



BRENDANTHOMSON.COM

Need a home for all of your toys? This 2800 sq ft home on 6.4 acres, 24x60 heated garage, 21x21 games room. 4 bdrms too!

Brendan Thomson*
705.606.1270

\$450,000



THE WOODS IN THORNBURY

2000 + sq ft 4 bdrm 3.5 bath w/ finished rec room, 2 gas fireplaces and sauna.

Sue Mallett*
705-444-7181

\$439,000



ISLAND VIEW DRIVE

An architectural masterpiece. 3 bedrooms, 5 baths and timeless features.

Dave Moyer*
519-379-1996

VISIT: WWW.CHESTNUTPARK.COM | WWW.INVESTINSTYLE.CA

– SOUTHERN GEORGIAN BAY & GREY BRUCE ISSUE –

Home Well Suited For Two Families

COLLINGWOOD, ONTARIO:

23 acres. Severance applied for and approved but not exercised. 40 x 45 ft barn that could have multi-uses. 2 separate living areas, each w/ kitchen & family rooms. Hot tub, sauna. Ponds and mature trees. MLS®1549164



John M. Kacmar**
705-446-4152
john@johnnaddi.com



OFFERED AT \$649,000



Blue Mountain Living And Lifestyle!

BLUE MOUNTAIN VILLAGE, ONTARIO:

Blue Mountain Village offers a variety of real estate options including resort condos in the Village or townhomes, single family and mountain homes on the surrounding Monterra golf course. Full time or recreational. Choose your living and lifestyle!



Ellen Jarman*
705-441-2630
ellenjarman@rogers.com



OFFERED AT \$139,000 TO \$989,990

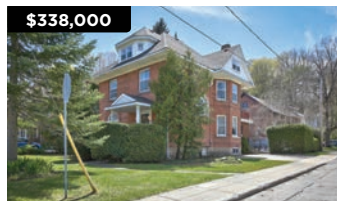


\$369,000

TRANQUIL SETTING

Wonderful country property, lovingly cared for. Start making memories today!
davemoyer@chestnutpark.com

Dave Moyer*
519-379-1996



\$338,000

HISTORIC HOME

Edwardian classic on desirable street in Owen Sound. Gorgeous details and modern amenities.
davemoyer@chestnutpark.com

Dave Moyer*
519-379-1996



\$395,000

EXECUTIVE HOME/POOL

Across the road from Georgian Bay, meticulously maintained, with many, many upgrades.
michaelbiggins@sympatico.ca
Michael Biggins**
519-378-6336



\$299,900

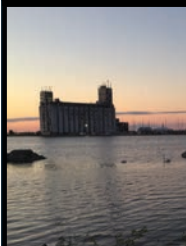
RED BRICK ON 1.66 ACRES

Century home on town corner lot, close to Bighead river.
michaelbiggins@sympatico.ca

Michael Biggins**
519-378-6336

SOME "MUST-DO'S" IN SOUTHERN GEORGIAN BAY & GREY BRUCE JULY / AUGUST 2016

BARD ON THE BAY



JULY 28-AUGUST 7 COLLINGWOOD OUTDOOR AMPHITHEATRE

Honour the 400th anniversary of Shakespeare's death by attending The Bard on the Bay Shakespeare festival in Collingwood. Proudly Co-sponsored by Chestnut Park, Twelfth Night will be presented by Theatre Georgian Bay.
www.theatregeorgianbay.com

JAZZ AT THE STATION



WEDNESDAY NIGHTS

Chestnut Park is proud to support arts and culture in Southern Georgian Bay. Join us EVERY WEDNESDAY EVENING all summer long from 6 pm to 8 pm at the Collingwood Museum for Jazz & Blue.

www.collingwoodjazz.ca

WILD WONDERS



AUGUST 20-21 BLUE MOUNTAIN

Check out birds of prey and more at this interactive event. Enjoy hiking and free gondola rides down the mountain. It's fun for the whole family!

www.bluemountain.ca/things-to-do

VISIT: WWW.CHESTNUTPARK.COM | WWW.INVESTINSTYLE.CA

Christie's International Real Estate is honoured to announce that Chestnut Park has been selected as its International Affiliate Of The Year.

CHESTNUT PARK WAS SELECTED FROM 145 BROKERAGES IN 43 COUNTRIES WORLD-WIDE.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

TORONTO
NEW YORK
LOS ANGELES
PALM BEACH

"This award recognizes Chestnut Park's unabated commitment to expand the markets available to our agents and clients."

— Chris Kapches, President & CEO

CHRISTIE'S
INTERNATIONAL REAL ESTATE
AFFILIATE
OF THE YEAR
2015



Dave
Armstrong*



Chris
Assaff*



Diana
Berdini**
Office Manager



Michael
Biggins**



Barbara
Brunton*



Vanessa
Burgess-Mason*



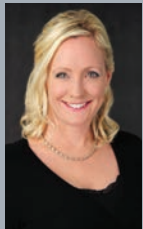
Gail
Crawford*



Judy
Crompton**



Mona
Deschamps*



Heather
Garner*



Debra
Gibbon*



Read
Hilton*



Ellen
Jarman*



John
Kacmar**



Martin
Kilby**



Stefanie
Kilby*



Anita
Lauer*



Cheryl
MacLaurin*



Joan
Malbeuf*



Sue
Mallett*



Rob
McAleer*



Dave
Moyer*



Barbara
Picot*



Ron
Picot*



Jennifer
Ridsdale**



Sandee
Roberts**



David
Rowlands**



Chris
Stevenson*



Richard
Stewart*
VP Legal Council



Gary
Taylor**



Brendan
Thomson*



Barbara
Thompson*



Carol
Whyne*



Paige
Young*

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*SALES REPRESENTATIVE **BROKER