



Cherishing the Last Month of Summer

It usually starts about now. The beginning of August rolls around and I find myself asking the same question every year: *Where did July go?* Gone in the blink of an eye.

I start wondering, *Did we do everything we wanted to do? Do we have enough time to fit it all in before summer slips away?*

The beauty of summer with a young teen looks something like this: sleeping late, bike rides at Base Borden, swimming in our pool, running back and forth to the neighbours', slumber parties, afternoons at the park, Roblox with school friends, and those moments we intentionally carve out just for the two of us—going to the movies, cheering on the Blue Jays, taking little road trips, shopping, or squeezing in a round of golf.

When I stop to think about it, I realize those are the moments that matter most. They're not extravagant vacations or perfectly planned days. They're the ordinary moments that quietly become the memories we'll look back on years from now.

Summer always feels so short-lived. Even though the warm weather often stretches well into September, there's something about August that reminds us the season is changing. School supplies start appearing in stores, calendars begin to fill up again, and routines are waiting just around the corner. It makes me wonder: *Did we do enough? Have we made the most of it?*

This year, I've decided to stop asking whether we've done enough and instead appreciate what we *have* done. The laughter around the dinner table, the spontaneous ice cream runs, evenings spent outside long after the sun begins to set, and the simple gift of having nowhere urgent to be.

As we move into the final month of summer, I challenge each of you to take it all in. Put your phone down for an hour. Watch one more sunset. Go for the walk, take the swim, plan the day trip, have the barbecue, or simply sit on the deck with the people you love. Don't spend the last few weeks wishing there were more of them—be present in the ones we still have.

Summer isn't measured by how much we accomplish. It's measured by how deeply we enjoy the moments we're given.

Here's to making August count.

Our Listings





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Featured Listing

154 ARNOLD CRES., ANGUS



\$899,999

3+1 Bed | 4 Bath | 1,500-2,000 SQ. FT.

- ☑ Parking: Double Car Garage & Large Driveway. (No Sidewalk)
- ☑ Kitchen: Large Island, Gas Stove, & Walk-in Pantry.
- ☑ Basement: Fully Finished with Rec Room & Wet Bar.
- ☑ Outdoor Living: Fenced Yard, Stone Patio, Gazebo, and In-ground Sprinklers.

[Click here](#) to view all of our listings!

Market News





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Is the local real estate market resetting?

Here is what the July 2026 data reveals for Barrie & Angus.

Whether you are looking to buy, sell, or invest in Simcoe County, staying ahead of real estate trends is key to making smart equity moves.

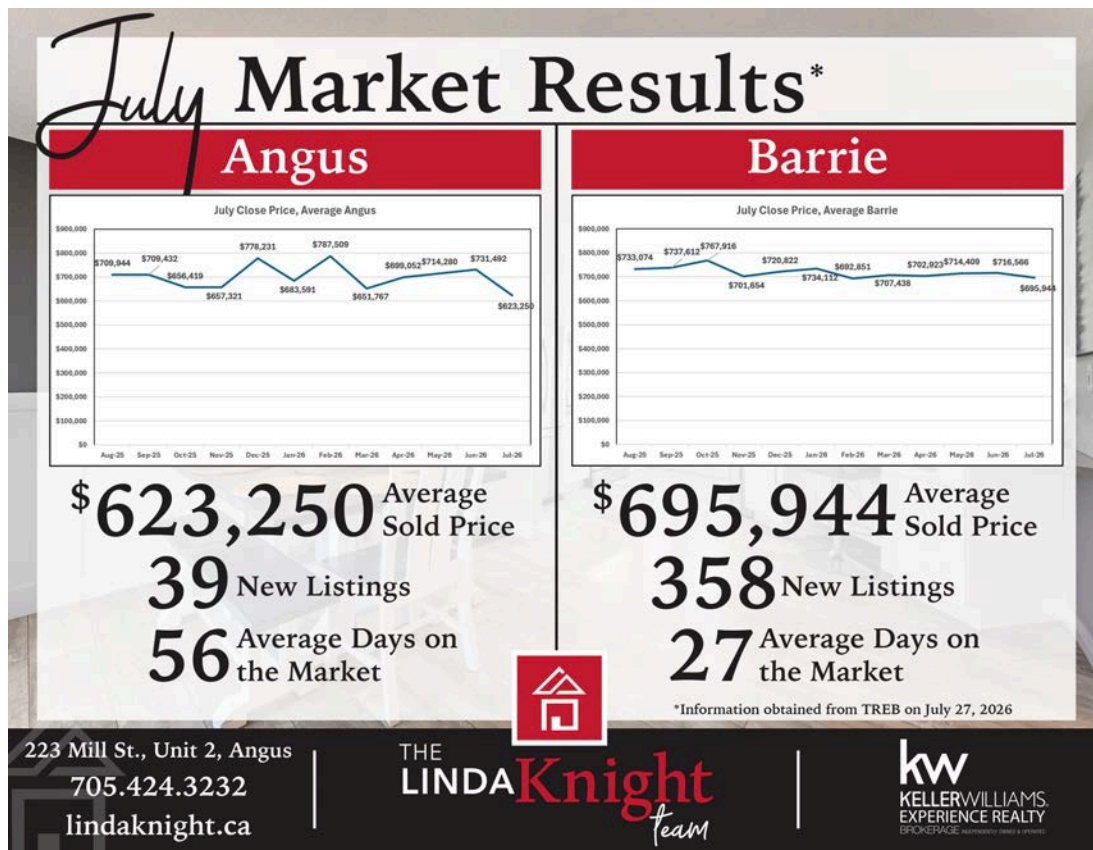
Key Takeaways for Buyers & Sellers...

For Buyers: The recent dip in average close prices across both markets—combined with increased days on market—presents a strategic window of opportunity to negotiate and secure value without intense bidding wars.

For Sellers: Pricing accurately from Day 1 is critical. Properties in Barrie are moving in under a month, while Angus homes are taking an average of 56 days to sell.

Need a personalized market strategy for your home?

[Message us](#) today for a free, customized market analysis, or visit our [website](#)!



Selling a Home "As-Is"

Many sellers believe listing a home "as-is" completely frees them from liability regarding the property's condition. They assume it acts as a total shield against future complaints from a buyer. In reality, selling "as-is" simply signals that you will not make repairs or issue credits for defects.

It does not excuse you from legal disclosure requirements. Sellers are still legally obligated to reveal all known material defects, such as past flooding or roof leaks. "As-is" simply protects your wallet from paying for repairs before closing. It is not a pass to hide known issues from prospective buyers.

Have questions? Need information? [Contact our team](#) today!



Is it just us, or is it seriously hot out there?

Want a home that stays naturally cool all year round? Whether you're looking for a property with better energy efficiency, a shaded

A simple life is a good life, and that includes effortless summer memory-making!

We've put together a "Simplifying Summer" activities checklist that's perfect for families. These 10 simple ideas are all about slowing

backyard, or a refreshing pool, we can help you find it.

Check out our 7-Week Summer Comfort Series



Beat the heat
HACK #1

The Ice-Water Wrist Trick
Run cold water over your wrists or hold an ice cube there for 60 seconds. It cools the blood flowing through your veins, lowering your overall body temperature remarkably fast.

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down and enjoying the moment before back-to-school.

What's on your summer bucket list this year?



Simplifying
SUMMER

- Look at the clouds.
- Do a nature scavenger hunt.
- Turn on the sprinkler.
- Have a picnic.
- Stargaze after sunset.
- Create an obstacle course.
- Have a toy car wash.
- Create chalk art.
- Make your own popsicles.
- Have a water gun fight.

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Planning your Military House Hunting Trip (HHT)?

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We've created a COMPLIMENTARY Military HHT Guide to make your transition as smooth, efficient, and stress-free as possible. Your time is valuable, and this guide will help you maximize every single day of your trip!

Get your free copy today! Drop by our office, call us directly at 705-424-3232, or send us an [email](#)! You can also [view a digital copy](#) on our website!



Military **HHT GUIDE**

NOW AVAILABLE!
Get yours today!

Send us an email, give us a call or drop by the office to get your complimentary copy of this informative and resourcesful HHT guidebook!

Des exemplaires en anglais et en français sont disponibles!

Welcome!
IT'S AN HONOUR TO ASSIST YOU!
Having assisted thousands of Military Members, we understand what you are going through. Our team is here to assist you with your posting and help create a positive moving experience from start to finish.
Your time is valuable and we want to ensure when you are here on your HHT, your time is used wisely. We created the following guide as a resource for you and your family during this exciting transition!

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