

Apsley Cottage Real Estate Update

A Seller's Market Continues

At the time of writing this update, the Mosquitos are intense this year and the rain continues. A section of Balmer Road was washed out due to a Beaver Dam breach on the evening of Thursday, July 13.

There continues to be very little inventory available for sale. Currently there are ten listings on Chandos Lake and eight on Jack Lake. This is a very low number of properties offered for sale on these lakes.

So far in 2017 there have been ten sales on Chandos Lake and six sales on Jack Lake. Last year at this time there had been sixteen sales on Chandos Lake and one sale on Jack Lake. As a result, when you combine both lakes we are only one sale behind last year. There are Buyers and we have a good market in 2017.

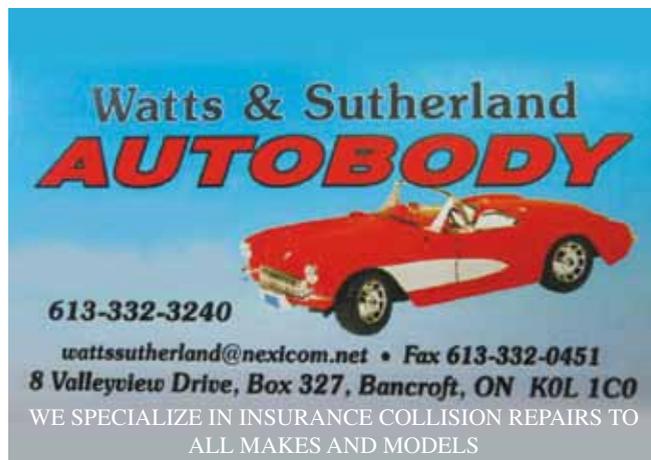
There has been significantly less Buyer activity in the past ten weeks after the Ontario Liberals announced their changes aimed at cooling the residential real estate market in Ontario's Greater Golden Horseshoe. Many Buyers have decided to take a wait and see approach in order to determine how these changes may impact the equity that they have in their homes. Reports in the press of increased city listing inventory, a possible housing price correction and recently an increase in interest rates by the Bank of Canada for the first time in seven years have spooked a number of potential Buyers.

This will likely settle down as time passes and there will continue to be Buyers looking for a cottage property.

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This is not intended to solicit buyers or sellers currently under contract.



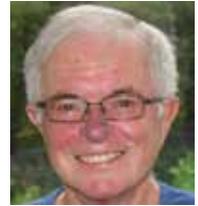
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Did you know?



About Purdyville ...

... AKA Glen Alda. In Samuel Purdy's day, the lumberman's lot was somewhat different from the legendary shanty life of earlier times. Mr. Purdy built houses for his men so that they could have their families with them and take part in community life. The bunkhouse was a comfortable, congenial place, and all the men were provided with substantial meals, breakfast, dinner and supper, according to George McCaw whether they lived in their own homes or in the bunkhouse.

The McCaw family looked back nostalgically on the days in Purdyville. Both George and his sister, Mrs. Jane Peters, of Coe Hill, were recorded in interviews with Norma Preston in 1983. Mrs. Peters recalled that on winter nights, twenty-five or thirty youngsters would gather on the Glen Alda hill to sleigh-ride, or they shovelled the snow off the river and went skating. "I remember one winter there were seventeen pairs of skates hung in our stairway", Mrs. Peters said, explaining that their friends gathered at the McCaw house to screw the blades to their boots and strap them on to their feet before setting out on the evening's expedition.



When they were a little older, there were dances. "We used to have square dances right in the middle of the road in front of the store", she laughed. "Archie Forbes played the violin for us and Elwood Nesbitt would call." On Sundays, after church, families from farther out in the district brought pot luck and gathered at the home of a parishioner nearby for picnics and an afternoon of visiting.

Excerpt from "The Loon Calls" A History of the Township of Chandos by Jean Murray Cole. If you would more information, please contact Bob Burns of the Burleigh Road Historical Society via his e-mail address which is: bobburns12642@yahoo.com.