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**MARIANA HRKAC** **YVONNE HRKAC**  
HALL of FAME HALL of FAME  
Honours Bachelor Of Business, Graduate Degree in Journalism \*Sales Representative

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**CALL US FOR A FREE MARKET EVALUATION AND A SINCERE OPINION**



**BLOW YOUR SOCKS OFF FINISHES IN THIS 4500 SQ FT HEAVENLY BUNGALOW IN BALLINAFAD \$1,445,000**

Situated on a beautiful 1 acre lot on a quiet court amongst other spectacular homes, this 5 bedroom plus walkout basement will leave you speechless. Loaded with unprecedented upgrades like Geothermal system(heating & cooling) cozy infloor heating, 10 foot ceilings, 2 storey family room with gorgeous Fireplace, 2-tone Dream kitchen with caesarstone countertops & amazing Walk-in pantry, massive Sub Zero and Wolf appliances, stunning Handscraped hardwood flooring, solid staircase with custom wrought iron spindles, plus much more & topped off with a welcoming 50 foot wide front porch that will be the envy of your friends!! Call to view.



**4 + 1 BEDROOM BUNGALOW WITH 3 CAR GARAGE AND WALKOUT FINISHED BASEMENT ON AN AMAZING 1.2 ACRES! \$999,990**

Built by Homes of Distinction, this wonderful home has a fabulous open concept layout with Stunning Gourmet kitchen featuring Quartz countertops, beautiful backsplash and wall to wall pantry. Enjoy 4 large bedrooms and 2 full bathrooms completely renovated with chic new finishes... paint is still wet! Basement features a magnificent in-law/nanny suite with its own kitchen and endless living space. Step outside the Walkout to the impeccably landscaped grounds, pool and in-ground sprinkler system that will be the envy of your friends.



**IMPECCABLY RENOVATED HOME FROM TOP TO BOTTOM WITH FABULOUSLY INTERLOCKED/ LANDSCAPED YARD IN GTOWN SOUTH \$479,800**

**GREAT 4 BEDROOM FAMILY HOME BACKING ONTO....READY... NOONE! \$644,900**

Wonderful curb appeal, Beautiful armour stone landscaping and a Gracious foyer (open to staircase above) welcomes you to this amazing home! Loads of space for the growing family with massive proportioned rooms for entertaining & everyday living. Great layout, hardwood flooring, main floor laundry, stainless steel appliances, Gas fireplace, interior garage access, neutral decor, California shutters, solid spiral staircase, the list goes on! Second floor features 4 large bedrooms (2 are massive) with cozy broadloom and 3 FULL bathrooms. Basement comes partially finished with an extra bedroom and bathroom. Backyard is a breath of fresh air to walk out on to the incredible entertainers deck and to No onlooking neighbours. Call us to set up your personal tour.

Absolutely stunning 3 bdrm semi with luxurious finishes straight out of a million dollar home! Dream kitchen by GCW with all the bells and whistles... caesarstone countertops, Italian marble backsplash, soft close creamy cabinetry, pot lighting, quality organizer pull outs, top of the line appliances, and much more to bring out your inner chef! All open to large eating area and family room featuring gorgeous wide planked/wire brushed hardwood flooring, perfectly offset with massive baseboards/trim + walkout to awesome deck. Upscale appointments continue through to 2nd floor with new Spa-like bath straight out of a magazine with ensuite privilege and 3 great bedrooms! Plus the bonus of a Finished basement for added space. All major stuff done as well for maintenance free/stress free living.

*Dear Clients and Friends,  
With best wishes  
and much gratitude,  
for your friendship  
and support.  
We really appreciate  
your business, and  
wish you and your  
family the most joyous  
of seasons.  
And heartfelt thanks  
to all of you!*

*Love, Yvonne and Mariana*



**STEVE TANCOO**  
BROKER

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MAKING LIVES BETTER

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SALES REPRESENTATIVE



*Wishing our great Clients and their Families a  
Merry Christmas and Happy Holidays!*

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**Marc Baskin**  
SALES REPRESENTATIVE



**MERRY CHRISTMAS  
TO YOU  
AND YOURS!**

*Marc*

**JODIE MCGUCKEN**  
committed honest reliable  
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**ROYAL LEPAGE** 100 YEARS  
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I would like to take this opportunity to wish all of my clients a wonderful Christmas holiday and thank you for all of your continued support and referrals this past year, I couldn't have done it without you. Have a happy & healthy 2016 from my home to yours.

*Jodie McGucken*