



BRINGING FAMILIES TO ERIN



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BY THE RIVER - \$229,000

What a cute 2 bedroom home on a picturesque lot overlooking the west Credit River! Sit on your large deck and listen to the soothing sounds of rushing water while enjoying those summer barbecues. Buy now, just in time to plant your rock garden! Steel roof, windows + interior renovated in 2003. Original log walls in Living room. Walk to quaint Downtown Erin shopping, schools, rec centre + more



**OPEN HOUSE SUN. APR. 18, 2-4 PM
8 SCOTT CRES., HILLSBURGH**

OVERLOOKING THE LAKE \$379,000

Large 5 Bedroom Family home overlooking beautiful views of Roman Lake. 2 Kitchens, 3 washrooms, hardwood floors, main floor laundry. Septic, roof, windows and most of the home about 9 years old and with a few finishing touches you will have a real gem on a great piece of property. (one of a kind).



TURN IN THE DRIVEWAY AND YOU KNOW YOU ARE HOME \$699,000

2.3 acres natural and forested, within 4 minutes of The Village. Truly a wonderful location... Maybe the best we have! Beautiful inground pool, hot tub. Total privacy in a quiet mature country neighbourhood. Owned for the past decade by a professional family who continuously updated and maintained this house properly.



NEW BUNGALOTT \$799,000

Private and forested in the front, open and sunny with lovely views in the back, this 1.5 yr old home on 1.6 acres is on a paved road, within a minute of Erin Village and is a must see! Quality is key in this 3764 sq. ft. sumptuous open concept bungalow. Custom designed to meet the desires of a modern Family. Large bedrooms, private enclaves for everyone, yet a great open Kitchen, Greatroom for entertaining and togetherness! Formal Easy Living. It has it all.



10.3 ACRES SOUTH OF ERIN VILLAGE \$825,000

Wonderful contours to the land, with a pond and total privacy. The home is terrifically spacious... really, every room is light and airy, high ceilings, wide hallways. Custom built 22 yrs. ago. What a wonderful place to bring up a family. 30-40ft barn/workshop with several well fenced paddocks. And after your chores, jump in the inground pool. What a lovely home for all seasons!



BEST OF BOTH WORLDS \$529,000

This country style Cape Cod is on just over 1/2 An acre lot in town backing onto nature with stream running through and lovely mature trees. Spacious and bright home, large entrance foyer, main floor laundry, updated eat-in kitchen with W/O to large 2 tier deck and totally private yard. 3 updated bathrooms, 3 generous size bedrooms and huge loft over 4 car garage ready to finish. Quiet cul-de-sac within walking distance to town.



A MASTER CRAFTSMAN IS RETIRING \$529,000

And the Masterpiece is now for Sale. Truly one of the prettiest homes in the Village. The location is excellent, a fun main street address with a side street entrance. The gardens are skilfully landscaped. Bespoke Kitchen and custom carpentry throughout the house. Spacious and gracious. It will be an honour to show you.



BEAUTIFUL PRIVATE COUNTRY HOME. \$430,000

Family size 5 bedroom custom built brick home on One acre lot set well back from the road. Loads of parking, double car garage with walk-in to house. Main floor laundry, 3 washrooms, spacious finished lower level with huge Family room, 2 bedrooms, plus lots of storage space. Hot tub in Solarium. Excellent heating costs due to ground source heat pumps.



CALEDON COUNTRY \$459,000

All you have to do is look out any window and you will know why you moved to the Country! Bright and sunny home and it is wonderfully spacious! Wide hallways, stairways, large & open principle rooms, a great place to entertain your friends. Terrific work has been done to modernized and update all the important structural and mechanical facets of this house. Beautiful gardens and landscaping and much more.



ERIN COUNTRY - 10.39 ACES \$629,000

12 year old Charleston built home set back off a quiet road with lovely pond, 12 x 24 workshop, good barn for small farm animals. Oversized double garage with walk-in to huge 2nd Kitchen, hardwoods and ceramics. Sunny and spacious principal rooms, main floor laundry plus full in-law suite in basement. Very Versatile home and very under original part of home.



FANTASTIC EQUESTRIAN FARM! \$1,250,000

Yesterday's charm with today's modern convenience! 1880 brick farmhouse updated in 1993. Situated on 96 acres of meadows, paddocks (approx. 25 acres of bush). 2 barns (68x68, 28x88) w/water, hydro, newer stalls (some moveable), insulated tack rm w/washer + dryer, tiled front paddock, water + hydro in upper paddocks. Wonder views from all angles. Home heated by propane. A/C 2008., Well pump 2006, basement under original part of home.



**OPEN HOUSE SUN. APR. 18, 2-4 PM
18 MILL STREET, HILLSBURGH**

OKAY . . . TAKE OUT YOUR LIST AND PUT ON YOUR WHITE GLOVE! \$319,000

This home is immaculate, modern and totally new, wonderful backyard full fenced and private. And this home is a tricycle ride from parks, community center, shops and school and lots of new friends.



BEAUTIFUL 5.71 ACRES SOUTH OF ERIN VILLAGE \$675,000

I know that every time you drive by this house you'll say Wow what a handsome home. It is so well cared for and so beautifully positioned on the property, it is a Real Head Turner! Top Quality throughout, with beautiful views and privacy. Lower level above ground with walkout to landscaped gardens. Oh and a 32x24 brick workshop!



NEAT AS A PIN... \$650,000

No really it is so clean and so beautifully appointed it is hard to believe people really live here. The colours, the upgrades and the increased size of some of the rooms makes this one of the nicest new homes in the neighbourhood. Oh and what a great neighbourhood, just south of the Village of Erin ... Your kids can walk to school but you live in the country. Really the best of everything. Charleston custom built quality on an acre property.



BEAUTY IN THE PARK \$169,900

Beautiful 2 or 3 bedroom mobile home with fully fenced lot backing onto treed open space. Double paved driveway with parking for 3 to 4 cars. Living room with fireplace and hardwood floors, gorgeous Kit.open to dining rm. Shows to perfection. Seeing is believing!



THIS IS AN EXECUTIVE COUNTRY ESTATE \$1,260,000

(48.8 acres, forest, pond, fields) Totally private with a long treed driveway. The property then opens up, providing wonderful long views from every angle. The current owners have developed this into a perfect, Family sized horse facility adding to its country club feel. The home (confederation log) boasts large sun filled principle rooms fully finished lower level, decks front and back. G+T by the pool. Fully equipped barn with 5 Tuscan Stalls.



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