

Visit **RealestatethatMOVESYOU.ca** for Virtual Tours  
& Free Information on Buying or Selling Your Home

\$384,900



**DETACHED WITH BASEMENT APARTMENT**  
Located in Brampton, this spacious home features a separate entrance to a 2 bedroom basement apartment. Great Main Floor Plan provides Eat-in Kitchen, Open concept Living Rm/Dining Rm with W/O to fenced yard, plus a mid level family room with cozy wood burning fireplace. Double garage, Main Floor laundry.

**IMPORTANT HST FACTS FOR BUYERS AND SELLERS**

As of July 1st the Provincial Government has implemented the new Harmonized Sales Tax & it will affect Your next Real Estate Move. However, for Home Sellers, the good news is that the HST is NOT payable on the sale price of your home but on Real Estate Commissions & other services related to selling Your home. For example - a resale home at \$400,000 will cost the Seller approximately an additional \$1,600 in closing costs. For both Buyers and Sellers, HST is applicable to services related to Your Real Estate Transaction such as Moving Costs, Home Inspections, Legal Fees & CMHC premiums. If You have any questions regarding your next Real Estate Move, please don't hesitate to contact me.

Office 905.877.5165

Cell 416.579.6704

**Johnson Associates**  
REAL ESTATE LTD., BROKERAGE

*Janice*  
**RUMLEY**  
Bringing You  
the Spirit  
of Halton Hills



**JODIE MCGUCKEN**  
committed honest reliable

**Johnson Associates**  
REAL ESTATE LTD., BROKERAGE  
905-877-5165

**TWO GREAT HOMES IN STEWART'S MILL**



**2600 SQ. FT. GREAT GULF HOME - \$549,900**

Fantastic layout for this 4 bedroom home + loft/office (could be 5th bedroom) on a quiet, child-friendly street, open concept kitchen with centre island, pantry, generous eating area, columns and walkout from garden doors to large cedar deck. Hardwood & ceramic floors on the main level, open concept family room with gas fireplace, main floor laundry with garage access & side door. Master is generous in size with 4 piece ensuite & 2 large walk-in closets. All other bedrooms have double closets. Walking distance to park, pond & Stewarttown school.

**NEW PRICE**



**OPEN HOUSE SUNDAY, JULY 25 - 2-4 P.M.**  
96 Belmont Blvd., Georgetown

**2300 SQ. FT. FERNBROOK HOME - \$499,900**

Great curb appeal & layout with 51' frontage! Charming front porch, 9' ceilings on the main floor, hardwood in living, dining & family rooms including staircase & upper landing. Taller cabinets in kitchen including built-in desk area/pantry, walkout from kitchen to a fully fenced yard. Master has 4 pc ensuite with sep. shower, soaker tub & make-up vanity, walk-in closet & sep. double closet (no sharing here!). Nice, square family room with gas fireplace and lots of wall space for furniture, unspoiled basement awaiting your design ideas (rough-in for 3 pc bath). Call Jodie\* for more details.



**BIGGER THAN IT LOOKS! \$349,900**

A wonderful, large kitchen addition gives loads of extra living space to this wonderfully maintained 3 bdrm bungalow on a 55' lot! Large living & dining rooms provide lots of entertaining space along with a finished bsmt (separate entrance) and 2nd 4 pc bath. A beautiful terraced backyard with perennial gardens and lots of privacy. Updates include hi-efficiency furnace (2009), most windows replaced, shingles, eaves & soffits. Great location, walking distance to downtown shops, schools & parks.

VIRTUAL TOURS ... Visit [www.jodiemcgucken.com](http://www.jodiemcgucken.com)



*Kathy Ellis*  
sales rep.

"A local and trusted professional with 19 years of proven results."

905.877.5165  
Erin 519.833.9714  
Toronto Toll Free 905.874.3040  
[kathyellis.ca](http://kathyellis.ca)  
Email: [kellis@xplornet.com](mailto:kellis@xplornet.com)



**Danielle Quilty**  
Licenced Assistant

**Johnson Associates**  
REAL ESTATE LTD., BROKERAGE



\$1,145,000

**FABULOUS FARM WITH 150K INCOME**

Run a home based business with guaranteed income. Established turkey business. 3 barns & drive shed. Lovely 25 acre property with 2 ponds. Beautifully updated home. Spacious kit & awesome dining rm with fireplace. Great for entertaining. Spacious living room overlooking rear yard. 4 bdrms. Master has bonus room, great for office or nursery. Finished walkout bsmt with fireplace & full bath. 3 garages and an insulated bonus room with sep entrance located off garage. A wonderful and a thriving business. Two totally automated & updated turkey barns. A once in a lifetime opportunity!  
MLS# X1918051 MLS#X1918012



\$395,000

**PERFECTLY PRETTY BUNGALOW ON 5 ACRES**

Totally updated with new addition providing family room and master bedroom with ensuite. Lovely updated kitchen. Lots of hardwood floors. Beautifully decorated throughout! Private property, lots of trees. Separate 2 car garage/workshop. Small barn with stalls, hydro and water. 20 mins to Orangeville/Erin.  
MLS# X1832354



\$749,000

**BEAUTIFULLY UPDATED HOME**

Modern kit with granite counter, slate backsplash, stainless steel range hoods. Beautiful updated bathrooms throughout. Master ensuite with large multi spray shower and heated flrs. New walnut floors. Fabulous 2nd flr apartment/family room with superb kit and walk-out to private deck. 10 wooded and private acres in one of Caledon's most prestigious and private areas.  
MLS# W1892574



\$879,000

**"FANTABULOUS" EXQUISITE HOME**

Estate home, beautifully upgraded with 9' ceilings. Superb views front and back. Home has lovely décor with gourmet kitchen with granite, centre island, backsplash, professional tap. Overlooking the family room with gas fireplace. Generous sized bedrooms, master has huge walk-in closet and large 5 pc ensuite with huge glass shower. Easy commute to Georgetown.  
MLS#X1841976

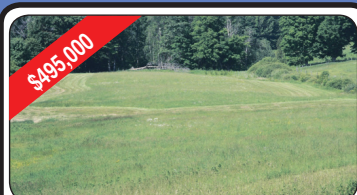


NEW PRICE

\$114,000

**SUPERB BUNGALOW WITH GRANNY SUITE**

Great views of a natural pond! Updated kitchens (2), baths, Brazilian hardwood floors, windows, shingles, interior doors, furnace & CAC. Finished walkout basement with kitchen, bath & 2 bedrooms. Family room in basement has stone fireplace. 5 mins to Georgetown and 20 mins to Brampton. Ready for 2 families or 1. Vendor Motivated. MLS#W1837292



\$495,000

**FABULOUS 14+ ACRES**

What a find! Property is very conveniently located for commuting to Toronto. Lovely gently rolling land, large building envelope established. Lovely pond site soon to have approval. Build your dream home overlooking a pond and enjoying a beautiful sunset. Call today to view.  
MLS# W1900068



\$1,190,000

**BEAUTIFUL EXECUTIVE ON 11+ ACRES**

Many architectural features. Ash floors, beautiful built-in cabinets, high ceilings with floating beams, fab kitchen with centre island & breakfast nook, stunning master bdrm w/lovely ensuite. Beautifully treed property with meandering trail to natural wetland. Complete privacy near Terra Cotta.  
MLS#X1885007



\$485,000

**CHARACTER, BEAUTY, CHARM!**

This home has it all plus privacy! Old Stone Binkham school. Gorgeous circa 1869 home, lovely property, spring fed pond, gazebo. Home has improvements but respected deep stone walls, refinished heart pine floor, 50 yr metal shingles, 2 updated bathrooms, updated eat-in kitchen w/garden & pond views. Family room/solarium w/picture windows & skylight. Won't last long, call today to view.  
MLS# X1862918



\$1,595,000

**BREATHTAKING PROPERTY WITH ESCARPMENT VIEWS**

Gorgeous custom home architect designed to maximize incredible views on 9.8 acres. New and beautiful kitchen, sunroom, spacious floor plan, many walkouts and decks, fin bsmt with kitchen, great office for business. Lofty ceilings. Forks of Credit area, close to golf, hiking, skiing, fishing and so much more! This is a dream home, perfect to run a business or share with extended family!  
MLS#W1811738



\$619,000

**SOLD**

**THERE ARE NO ADJECTIVES THAT DO THIS HOME JUSTICE!**

Incredible home, loved and cared for with style. Newer kitchen and bathrooms, fabulous sunroom, incredible great room with high ceilings, picture windows, lovely fireplace and walk-out finished lower level. Superb unbelievable property, gardens abound, gorgeous mature trees, potting shed to nice to get dirty?! 1.81 Acres of Eden. Hurry, it won't last long.  
MLS# X1909338

**LISTINGS NEEDED. THINKING OF SELLING? PLEASE CALL ME.**