



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

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**COME CHECK OUT  
BALLINAFAD'S NEWEST  
LUXURY HOME  
COMMUNITY - SET ON  
MAGNIFICENT, NATURAL  
1 ACRE LOTS  
STARTING FROM  
\$1,065,000**



Bungalows and Two-Storeys just 5 minutes north of Georgetown.... Your Getaway, Every Day without the long drive! Estate lots LOADED with the most Exquisite Features and Upgrades.... Included in the Price! • Built by Homes of Distinction! • Geothermal Systems (Heating and cooling) • 4 Car Garages • In Floor Heating • Sub Zero/Wolf Appliance Package • 60 Pot Lights • 10' Main Ceilings, 9' Ceilings on 2nd floor & basement • Engineered, 6" hardwood + natural stone flooring • Elegant 9.25" baseboards & 5.25" casings • Stone countertops throughout • Walkouts available. A One-of-a-kind 24-Home subdivision comprised of 3 beautiful cul-de-sacs, nestled into nature's lush landscape, total Privacy on your own piece of heaven & yet still belong to a community of other Stunning homes! Exclusive Agent Mariana. Call us for details.



**NEW**  
 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 in floor 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. Call for your private viewing today.



**36 EMSLIE STREET, GEORGETOWN**  
**\$479,800**



**4 + 1 BEDROOM BUNGALOW WITH 3 CAR GARAGE AND WALKOUT FINISHED**

**BASEMENT ON AN AMAZING 1.2 ACRES! \$994,800**  
 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.



**24 HARLEY AVENUE**  
**\$609,900**



**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.



**ALMOST SOLD OUT!!**  
**LISTINGS URGENTLY NEEDED**  
 Our Inventory is Very Low!  
 If you are thinking about Moving please call us for a **FREE** Market Evaluation.

**DIRECT: (647) 808-1919** **OFFICE: (905) 877-2630**

**Peter Guzzo** SALES REPRESENTATIVE  
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**Jenn Rosart** SALES REPRESENTATIVE  
 SALES REPRESENTATIVE  
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**4900 Dundas Street, West**  
 Amazing Opportunity To Own A Well Established, Turn-Key Restaurant Located In An Upscale Busy Area And Fully Equipped. Restaurant Has Been Updated With Modern Decor And Currently Opened 5 Evenings/Week But Opportunity To Offer Lunch And Weekend Brunch Service Would Generate More Sales. Long Term Lease (5+5) And Low Rent. Potential For 70 Seats (Including 25 Seat Patio Seating) Don't Delay Amazing Opportunity To Own And Operate.



**3 Chesterton Lane**  
 Fantastic Starter Or Investment Property. With A Fabulous Side Property Running Along Side A Small River. Laminate Flooring Throughout Main Floor. Lots Of Pot Lights On Main Floor. Three Large Bedrooms With Large Closets And Windows And A Large Bedroom In Basement.



**15132 Argyll Road**  
**Open House**  
 Hosted by Jenn Rosart  
 Sunday January 24th 2-4 PM  
 Stunning Home On Huge Lot With A Beautiful Deep Set Pool & Stunning Rock Waterfall! Great Space For The Kids To Play And Run And Tons Of Space For Entertaining Family & Friends! 4 Bedroom, 3 Bath. Dark Floors On Main Level. Modern Kitchen With Lots Of Space & Light With W/Out To Entertainer's Dream Yard, Main Level Showcases Amazing Family Friendly Layout With Kitchen & Family Located At Rear Of Home. Master W/Large Walk Thru Closet To Updated Bathroom! A Must See!