

MULTI-MILLION DOLLAR GUARANTEED HOME SELLING SYSTEM

- Your Home Advertised 24 Hours a Day Until Sold
- 360 Degree Marketing Massive Print, Internet, TV, Radio + Billboard Strategy Reaching Millions
- Learn the Secrets of Selling Without Ineffective Open Houses
- Our Team of Professionals for the Same Price As Hiring a Single Broker
- Get Up to \$10,000 No Interest for 60 Days**
- Total Service Guarantee In Writing
- Your Home Sold Guaranteed, or I'll Buy it**
- Competitive Rates, Exceptional Service
- In Depth Neighborhood Report for Each Property We Sell
- Planning To Move Soon Free Consultation
- Database Of Qualified Buyers

Sell Your Home Faster and For More Money. **"MY GUARANTEE PROMISES RESULTS"** - Frank Leo



\$3,499,900

TRANQUILITY AWAITS!
450 ft of Waterfront!! Stunning 6 bed, 5 bath home on 4.73 acres with sandy beach waterfront on Farlan Lake. Almost 6000 sqft of fully updated living space. Separate 3 car garage, plus heated workshop. Stunning views, quiet and private. The perfect staycation!



\$3,200,000

2 SEMI-DETACHED COMBINED
Two 3 Storey Victorian Semi's With Lots Of Character. 9+ Ceilings. 3rd Floor Patios With Views Of T.O. Located In Central Core Right Off Queen Street. Multiplex Potential. One Large Single Family Or Sever The Property To Have Two Distinct Homes. This Opportunity Is For A Buyer Looking To Have Built-In Equity Right Away. Contact Us Today.



\$2,800,000

TOWNHOUSE DEVELOPMENT
Vacant Lot In Desirable Area In Toronto. 7500 Sqft Lot Suitable For 4-6 Townhomes. Affluent Neighbourhood 2 Km To Subway Station & 1.3 Km To GO. Recent Planning Decisions Support Increased Density Near Site. Steps To Lake, Shops & Restaurants.



\$2,600,000

EXECUTIVE HOME WITH IN-LAW SUITE
Stunning 4 bedroom 5 bathroom with formal living and dining rooms, main floor office, chef inspired kitchen, large master retreat. Including a 3 bedroom in-law suite with separate entrance.



\$1,699,900

AMAZING LOCATION!
Stunning home situated on a beautiful private court in the desirable neighbourhood of Brant Hills. This immaculately kept property offers an extra wide lot, mature tree lined streets, and beautiful landscaping. Close to all major hwy's, shops, schools and amenities!



\$2,199,000

ATTENTION ALL BUILDERS
Rare Premium Wooded Builders Lot In The Heart Of King City! Exclusive Family Friendly Neighbourhood Surrounded By Custom Estate Homes. Mature Trees and Massive Circular Drive! Conveniently Situated Close To All Amenities. Don't Miss Out!



\$1,900,000

DETACHED HOME!
Gorgeous renovated 5 bedroom home with primary bedroom and ensuite bath on the main floor, finished basement with in-law suite, situated on a huge 189ft deep pie-shaped lot. Close to all major amenities!



\$1,799,000

FLOOR WEST GEM!!
Beautiful & Ultra Spacious Detached Home Located In The Heart Of Floor West Village!! Features Include Beautiful Millwork Throughout, Living Room W/Fireplace, Formal Dining Room. Modern Kitchen, Open Breakfast Area W/Vaulted Ceiling, Primary Bedroom W/ Ensuite. Separate Entrance To Finished Basement Suite W/Kitchen, Detached Garage & Much More! Amazing Opportunity Situated In One Of TO's Most Desirable Neighbourhoods!



\$1,750,000

LAKE FRONT PARADISE
Luxury property on 1 acres lot overlooking Georgian Bay! Over 1700 sq ft above grade with full suite in the basement. 5 bedrooms 3 bathrooms in total. 24x20 attached garage, 28x30 detached garage with 800 sq ft loft workshop above. 90 minutes from Toronto!



\$1,499,900

SOUTH OF LAKESHORE!
5 Bedroom Family Home With Loads of potential in Prime Long Branch Village! Few minutes walk to the lake, multiple parks, TTC & Long Branch Go Station. All amenities at your door. Approximately 3700 square feet of space. C1 zoning for even more investment possibilities.



\$1,499,000

DESIGNER TOWNHOME
Fully upgraded with top of the line finishes including a custom kitchen, huge master retreat with spa-like ensuite, open concept main floor, upgraded trim. 3 bedrooms, moulding throughout, heated floors, built-in shelving and more. Just like a model home!



\$1,400,000

GREAT LOCATION!
Spacious home lovingly maintained and awaiting your personal touch. Huge corner lot, spacious principal rooms, short drive to Hwys 403/401/QEW and GO transit.



\$1,399,900

LIVE/WORK OR INVESTMENT OPPORTUNITY!
Commercial/residential property in Central Toronto. Open concept main floor storefront with large basement containing an extra room, bathroom + storage. Separate entrance to 2nd floor 1 bedroom apartment. Very well maintained. Large private yard. Incredible street exposure.



\$1,399,900

ETOBICOKE OPPORTUNITY!
Executive 3 bedroom freehold townhome in prime location. Rooftop terrace with views of the City & the Lake. Quartz counters, Gas Stove & Fireplace, 3 Skylights. Lots of upgrades! Walk to the lake, parks, restaurants & public transit. Few minutes to downtown Toronto & Pearson Airport.



\$1,295,000

RARE RAVINE LOT!!
Opportunity Knocks!! Large 4 Bedroom All Brick Home Located On Quiet West Toronto Street!! This Home Is Situated On A Beautiful Lot Backing Onto Green Space And Features Large Living/ Dining Room, Eat-In Kitchen, 2 Separate Side Entrances To Large Finished Basement W/ Inlaw Suite Potential & More! Move-In/Renovate/Build - Close Transit & Amenities - Must Be Seen!!!



\$1,299,000

DETACHED FAMILY HOME
Great layout with 4 bedrooms and a finished basement in a family friendly neighbourhood. Close to schools, parks & amenities. Attached 2 car garage and a nicely landscaped yard. Don't miss out on this home!



\$1,199,999

QUIET CUL DE SAC
Newly Renovated 4 Bedroom, 3 Bathroom Detached Home. Spacious Living and Dining Room with Large Bay Windows, Bright Finished Basement With 1 Bedroom and 1 Bathroom. Two Walkouts to Entertaining Sized Deck and Hot Tub. Large Backyard backing onto Green Space & Trails. No Front or Back Neighbors. Double Car Garage with Large Loft. Convenient Location to Schools, Shops and All Amenities



\$1,195,000

RAVINE LOT!
Detached 2 storey home with 4 bedrooms and 3 bathrooms. Spotless family home on quiet court with finished basement and walkout to large yard backing onto ravine! Perfect for privacy and entertaining. Near all major amenities!



\$1,160,000

UPGRADED BUNGALOW!
Detached 3 bedroom high demand area! This smart home offers amazing features including led pot lights throughout. Fully reno'd kitchen with quartz countertop and all energy star appliances, surround bluetooth speakers in the main bath. Outdoor pool & so much more! Don't miss out on this opportunity!



\$1,099,000

AMAZING OPPORTUNITY!
Beautiful 3 bedroom bungalow with completely finished basement apartment! This open concept home features laminate floors throughout with 2 laundry areas (one on each level), master bedroom with walk out to huge yard! Don't miss out!



\$1,049,000

STUNNING TOWNHOME
Loaded with upgrades features large principal rooms, generous primary bedroom with ensuite bath. Main floor family room with 2pc bath that can be 4th bedroom or office and walkout to backyard.



\$1,000,000

INCREDIBLE INVESTMENT OPPORTUNITY!
Huge potential for redevelopment to apartment building. C5 zoning permits many uses. Currently 3 apartments all with separate entrances. Loads of character! In the growing City of Woodstock just minutes to highways, Toyota Plant & 90 minutes west of downtown Toronto! Don't miss out!



\$1,000,000

WALK-OUT BASEMENT APARTMENT
Lovingly Cared For Home With Many Updates. 3+1 Bedrooms 4 Bathrooms. Huge Family Room With Fireplace. In-Law Suite In Bright Walk-out Basement. Inground Pool With Beautiful Landscaping. Close To 401 & GO Station. Mins To Toronto, Great School & Shops.



\$999,999

EXECUTIVE END UNIT TOWNHOUSE
One-of-a-kind multi-level, 3+1 bedroom, 4 bathroom. Filled with charm and class, near all major amenities! Don't miss out!



\$899,000

CHARMING BUNGALOW
Attention First Time Home Buyers, Investors & Developers! This Lovely Bungalow Sits On A Corner Lot In The Highly Desirable Area. Lots Of New Development. Finished Basement With Separate Entrance! Close To Major Highways, TTC, Go Train, Sherway Gardens Mall, Parks, Schools, Restaurants, Farm Boy Grocery And Much More!



\$725,000

LUXURIOUS MUSKOKA HAVEN!
Fully furnished 2 bedroom, 2 bath in Touchstone Resort with stunning lake views. Luxurious all-season living steps from private Lake Muskoka beach. Fantastic amenities include outdoor pool, tennis court, park and gourmet restaurants. Only 90 min from GTA. Year round enjoyment!



\$700,000

RETIREMENT CONDO
1140 Sqft Condo In New Building. 2 Bedrooms 2 Full Bathrooms. Largest Model In The Building. Massive Balcony. Great Place To Retire In The GTA With Many Activities For Seniors & Parks For The Grandkids. Parking & Locker Included.



\$656,900

PANORAMIC VIEWS!
Chic 1 bedroom, 1 bathroom penthouse unit with balcony and gorgeous views of the lake and downtown. Parking and locker included. 5 star building amenities. Close to all major amenities!



\$599,900

INCREDIBLE RAVINE VIEW!
Spacious 1 bedroom plus large den with 2 full bathrooms in brand new building! Amazing unobstructed views. Engineered hardwood floors throughout, stainless steel appliances & many builder upgrades! Great, quiet location! Close to subway, highways & all amenities!

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