

You Are Reading . . .

The Independent & Free Press Real Estate Digest

# ROYAL CITY REALTY

Realtor

(HALTON) LIMITED

Independent Member Broker

**25 MAIN ST. NORTH,  
ACTON**  
**BUS. (519) 853-2074**  
**BUS. (905) 450-9344**  
Broker/Owner\*\*\* Assoc. Broker\*\* Sales Rep.\*



**DAMIAN NIKIC**  
Broker/OWNER  
Res. 905-873-4686



**ANELA PALIC**  
Sales Rep.  
519-853-2074



**MARVYN MORGAN**  
Assoc. Broker  
Res. 519-873-2862



**STEPHEN TANCOO**  
Sales Rep.  
Res. 519-853-2074



**MARION BROWN**  
Sales Rep.  
Res. 905-873-2144



**BLANCHE DASILVA**  
Sales Rep.  
519-853-2074



I have a long list of buyers for the Royal Ascot Condos, 1 & 2 bedroom units. Please call **Marion Brown\*** if you have moving on your mind.



**SUPER INVESTMENT \$610,000**  
Excellent quality and well maintained 12-plex in desirable Glen Williams. Gross income \$72,000 annually. Tenants pay heat & hydro. Call for more details. **Damian Nikic\*\*\***. RCA8-166



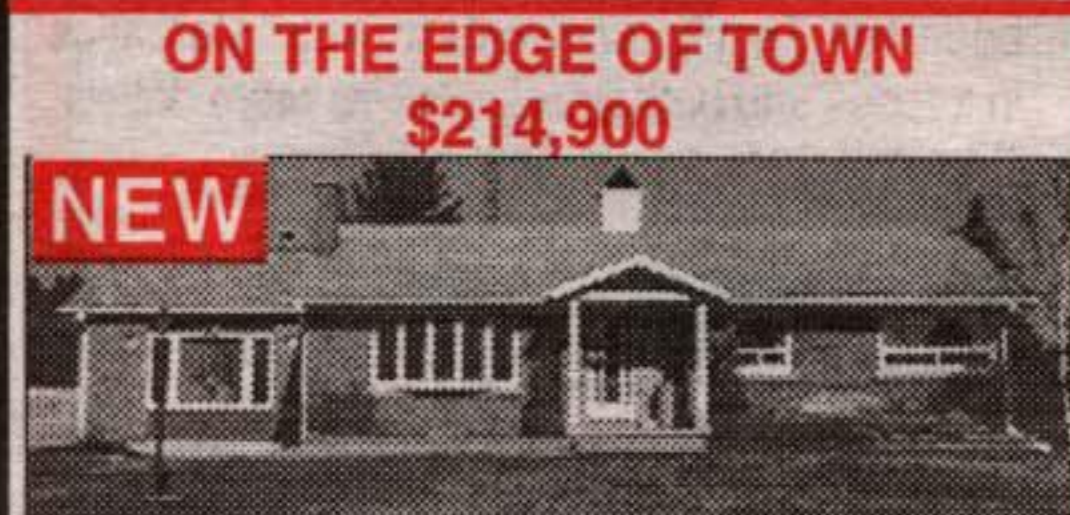
**ROYAL ASCOT \$154,900**  
Lovely 2 bedroom, 1237 sq. ft., 2 full baths, ensuite laundry. Walk in windows in living & dining room for the breathtaking western view of sun and magnificent sunsets. Immaculate building & grounds. One pet allowed. Call **Marion Brown\***. This won't last long - Sept. closing. RCA9-125



**\$675,000**  
Superb design and quality is present in every detail. 4000 sq. ft. plus 800 sq. ft. loft (partially finished). Open concept on main fl. Cathedral ceilings, fabulous kitchen, oak flooring. Too many other luxuries to mention. Call **Damian Nikic\*\*\***. RCA9-120



**NEARLY NEW HOME BUILT BY PETER ZIONS \$199,900**  
Look at all the upgrades! All wood or Pergo flooring throughout. Eat-in kitchen accommodates the large family, main floor laundry. Stunning loft open to master bedroom. Master bedroom has own bathroom. Call **Marvyn Morgan\***. RCA9-122



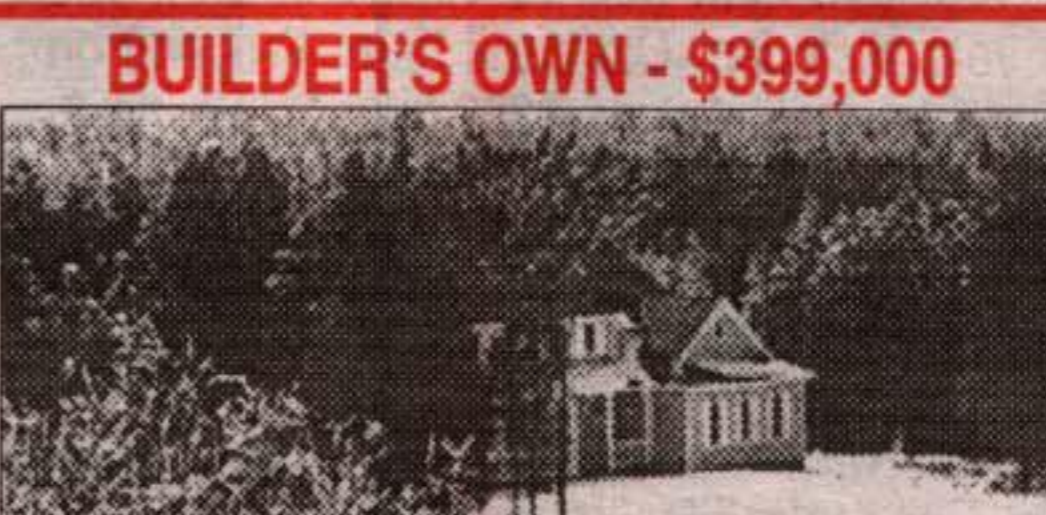
**ON THE EDGE OF TOWN \$214,900**  
75 x 200 ft. lot. Large bungalow with main floor family room, fireplace, central air, 4th bedroom and rec room in lower level, all new windows. Just move in. Call **Damian Nikic\*\*\***. RCA9-121



**ESTABLISHED RESTAURANT FOR SALE**  
\$25,000. Fully equipped. Downtown Location. Being sold due to illness. Call **Damian Nikic\*\*\***.



**"PERFECT STARTER" - \$154,900**  
Gorgeous 2 storey located on large 50 x 137 ft. private treed lot with extensive landscaping features hardwood throughout, 2 bathrooms, central air '97, 70% newer vinyl windows, new roof '93, spacious finished rec. room + a driveway that fits 6 cars! Home is well maintained! Hurry Call **Steve\***. RCA9-113



**BUILDER'S OWN - \$399,000**  
On secluded 5.9 acres on the edge of scenic Rockwood. 2800 sq. ft. of superior quality. Designer kitchen, 2x6 construction, 4-1/4x3/4 oak flooring on main floor, natural gas heating, 5 pc. ensuite with marble floor, jacuzzi and sep. shower. Unmatched design and quality. Call now **Damian Nikic\*\*\***. RCA9-108



**HORSES! HORSES! HORSES! \$229,900**  
Very bright 1600 sq. ft. bungalow located on 10 acres features a huge renovated kitchen with new cabinets, spacious liv. rm. with French doors & new carpet, fam. rm. with walkout, fireplace & French doors, updated cedar bathroom with jacuzzi tub, new furnace plus 1 acre of fenced paddocks with a barn. Call **Steve\***. RCA9-115



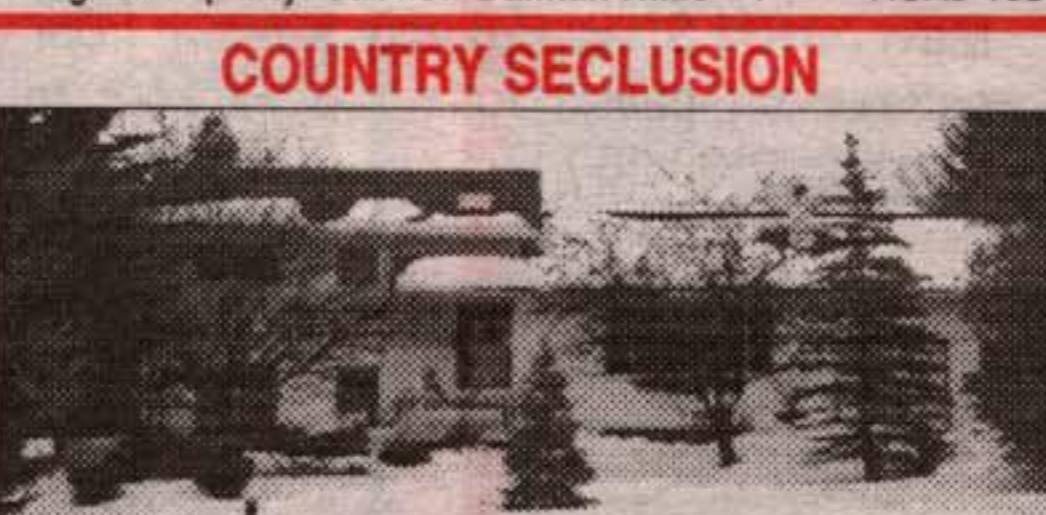
**BACKS ONTO THE RIVER! \$189,900**  
Quaint home located on huge 0.29 acre, extensively landscaped lot backing onto the Credit River, features Liv. Room with wood-stove, stone surround +3 French doors, bright sunroom overlooking river, new windows throughout, new roof + septic system. Home shows well & what a beautiful lot!!! Hurry, call **Steve\***. RCA9-127



**PARK LIKE 66 x 194 FT. LOT**  
Nestled amongst tall trees, this home offers main floor family room, 2 gas fireplaces, new modern kitchen, hardwood flooring, finished rec room with walkout. Only \$189,900. Call **Damian Nikic\*\*\***. RCA9-126



**LOCATION, LOCATION, LOCATION - \$178,900**  
Gorgeous super bright bungalow located on huge 66 x 132 ft. lot backing onto wooded area features massive open concept living rm. with oak railing overlooking ceramic foyer, spacious eat-in kitchen with walkout to 2 tier deck, fully fenced yard, new carpet throughout, 3 large bedrooms, plus a finished rec room! Home shows 10+++; Hurry, call **Steve\***. RCA9-116



**COUNTRY SECLUSION**  
Minutes from 401-407. Nestled amongst mature trees. Superbly landscaped lot. This 5 bedroom home is loaded with features you have been looking for. Priced at \$299,900. it is an excellent value. Call **Damian Nikic\*\*\***. RCA9-105



**LOTS AND LAND**  
1/2 acre: 8th Line N. of Steeles - \$99,900 - **SOLD**  
2 acres: Blue Springs Golf Course - \$199,900 - **SOLD**  
1-1/2 acre: Blue Springs Golf Course - \$159,900  
100 acres: Garafraxa - \$209,900  
Call **Damian Nikic\*\*\***

Need A Sale?

Get your front yards manicured for great curb appeal.

Then call **ANGIE**, #1 Re/Max Listing Agent to get it **SOLD!**



Above the Crowd!



"Across North America, RE/MAX agents on average outsell other agents 3 to 1"



**ANGIE CORMPILAS**  
Broker - Re/Max Hall of Fame

[www.realestategeorgetown.com](http://www.realestategeorgetown.com)

**RE/MAX**  
Horizons Inc.

Direct Line: **87REMAX**  
(877-3629)  
or Office Pager: **(905) 840-8400**

Consistently selling Georgetown for 10 years

Look for Angie's Listings in the Weekend Edition of The Independent & Free Press

#1 Georgetown Realtor 1997, 1998  
#1 Georgetown South Realtor Since 1992  
#1 Georgetown Re/Max Agent, 1998  
Top 1% Toronto Real Estate Board  
Top 100 Re/Max Realtor in Canada, 1998

## HOUSES FOR SALE, CALL FOR DETAILS

- Georgetown South - \$309,900 - 2800 sq. ft. - 4 bedrooms, 50 ft. lot, Birchland
- Georgetown South - \$263,900 - 2365 sq. ft. - 4 bedrooms, 40 ft. lot, Fernbrook
- Georgetown South - \$319,900 - 2800 sq. ft. - 4 bedrooms, 50 ft. lot, Tribute
- Georgetown South - \$349,900 - 3052 sq. ft. - 4 bedrooms, 60 ft. lot, Inground Pool
- Georgetown South - \$239,900 - 4 bedrooms, 2-1/2 baths, fin. basement, Great Gulf
- Georgetown South - \$204,900 - 1700 sq. ft. deep lot, Fernbrook