

15 Valleyview Road, Georgetown

\$409,000

Rambling Bungalow in Park Area

Home includes 4 bedrooms, main floor den + family room, and solarium style eating area. Recent upgrades include the kitchen, main floor windows, exterior doors, hardwood in the living room and dining room, and carpet through main floor area. Large property, 132x98x132x110, inground pool. A home with great features and lots of potential. Call today!

Prudential McCormick & Associates Real Estate
PETER J. HOIBAK
 Sales Representative
905-844-2950 ahoi@sympatico.ca



CARRIERS NEEDED

GEORGETOWN
 Moore Park Cres.
 John Street
 Queen St. and Albert St.
ACTON
 Queen Street, Peel Street
 and Young Street
 Mill St. E. and Main St. N.

If interested, please give
 Kim a call at
905-873-0301

The Independent
 Weekend Edition & Free Press

The high price of 'knowing better' can cost you when selling a home

For most of us, selling our home is the single biggest business transaction we'll ever make, but you sure wouldn't know it by the way thousands of us put our hard-earned equity at risk.

Every day somewhere in Canada, someone sells a home and nets less for it than they might have, mostly because they thought they knew better.

At the top of the "I know better list," is the wrong-minded notion that the right broker or sales representative to hire when it comes time to sell a home is the one that will list your house for whatever you think it's worth.

Good real estate professionals know how much a house is worth and what it is likely to sell for, because they know houses and they know the market.

It's what they do. Your insistence that your house is worth more than they are willing to ask for it, should and probably does, send the best representatives running, but there will always be someone out there who will price it any way you want, just to get the listing. They know it won't sell at your price but they also know when it

doesn't, you'll reduce it. And when you do, you're fair game for every bargain hunter in the market.

Sure your "what price do you want it to be" professional will get you offers but you can pretty much bet they'll be a lot less than what a good sales representative would have listed your home for in the first place.



So don't make the "I know better than you do" mistake when it comes to selling your home. It can be a very high price to pay.

Deal with a sales professional that knows the market and what homes comparable to yours have sold for. One that will only list it, at competitive levels because that's the right thing to do.

In short a sales representative that knows better. It can pay very big dividends.

This information is provided by Coldwell Banker Affiliates of Canada and News Canada



Janis Garel**

(519) **853-2086**

Toll Free **1-888-833-1945**
 E-mail: jgarel@trebnet.com

RE/MAX BLUE SPRINGS REALTY (Halton) CORP.

**Associate Broker *Sales Representative

Dave Braida*



AFFORDABLE HOMES



NEW

NO WORK HERE!

Cute bungalow on a huge mature lot. Many upgrades, windows, furnace, roof, electrical. Full basement with 3rd bedroom and rec room waiting for your finishing touches. Asking \$159,900. Call Janis** or Dave* 853-2086.



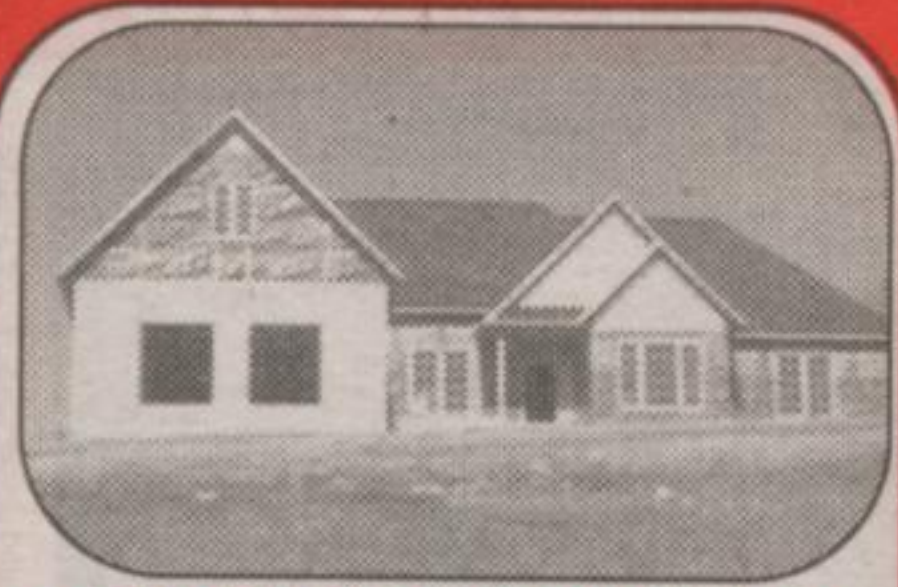
ACTON TOWNHOUSE

Renovated Phase I. Kitchen is large & eat-in. Parquet flooring, gas fireplace. Extra bathroom in finished basement. Large fenced backyard. Asking **\$119,900**. Call Janis** or Dave* for details.



LOW CONDO FEES

Spacious 3 bedroom townhouse, 3 bathrooms. Includes 4 appliances. Walkout basement, backing onto wooded ravine. Main bathroom updated. Asking only **\$119,900**. Call Janis** 853-2086.



GORGEOUS EXECUTIVE BUNGALOW ON 3 ACRES

Unbelievable views and superior quality construction separate this new home from its competition. Large principal rooms with vaulted ceilings, including separate living, dining, family room, 4 washrooms, 3 car garage and large bonus room above. Truly must be seen to be appreciated. There's still time to fully personalize this home to your specific taste. Call Dave* or Janis** to inspect.



NEW

GEORGETOWN - AFFORDABLE - \$166,900.00

Detached home within walking distance to the GO train. Separate garage or shop. Hardwood floors, pine cupboards & woodstove in main flr. fam. rm. Dining room could double as third bdrm. Upgraded windows and elec. panel. Call Dave* or Janis** for all the details.



MOVE IN CONDITION

Excellent starter in excellent condition. 3 bedrooms, 2 full baths, eat-in kitchen with walkout to deck and fenced yard. Newer broadloom in living room, fireplace in rec room. Only \$159,900. Call Janis** or Dave* 853-2086.



NEW

BEST BUY

Extremely well kept townhouse. Three bedrooms & open concept cozy rec room. Gas fireplace on main level. Bathroom updated. Private yard with new fencing, end unit. Asking only **\$116,900**. Call Janis** or Dave* 853-2086.



NEW

SOLD

TOP LOCATION

Gorgeous, clean & spacious 3 bedroom sidesplit. Backs onto vacant land. Walking distance to schools. Only \$194,900. Call Dave* or Janis** 853-2086.



TOO NEW FOR PHOTO

SIMPLY GORGEOUS

This one is done to the 'Nines' updated cupboards, bathrooms, windows, doors, flooring, electrical, plumbing, central air, etc. The list goes on & on. Very clean & tastefully decorated. Finished rec room with gas FP. Beautiful pond & fountain. Plus, Plus. \$179,900. Call Dave* or Janis**. 853-2086.

NEW



COUNTRY RETREAT CLOSE TO TOWN

Stunning spacious home located on 12 gorgeous wooded acres ten minutes from 401. Main residence offers approx. 4800 sq. ft. of living space including six bedrooms, large principal rooms, all updated and beautifully decorated. In addition, main level has totally self contained inlaw suite of approx. 2,000 sq. ft., recently constructed, also beautifully decorated. Property also features two car attached garage, five car detached garage with loft (constructed 2000), five stall horse stable, large pond, heated inground pool with cabana, indoor spa and sunroom. This property is breathtaking!!

ZONED INDUSTRIAL LAND WITH RAIL LINE ADJACENT

Hwy. #25 frontage, 12 minutes to Hwy. 401, 40 minutes to airport, 90 minutes to US border. Call John* for further details.

VACANT LAND

Zoned C2 for residential or commercial uses. 92' x 132' fronting on Hwy. #7. Asking \$85,000.



RE/MAX
BLUE SPRINGS REALTY (Halton) CORP.



It's The Experience!



JOHN BARTLETT ICI Representative
 RESIDENTIAL AND COMMERCIAL

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