


**ROCKWOOD**



**INVESTMENT - \$234,900**

**ACTON**



**COMMERCIAL SPACE LEASE - RENT - BUY**

**ERIN**

**1 ACRE BUILDING LOT**

Quiet gravel road, 10 min to Acton and 20 to Guelph, western rear yard, 200 ft front.

**\$99,900**

**ERAMOSA**

**1 ACRE BUILDING LOT**

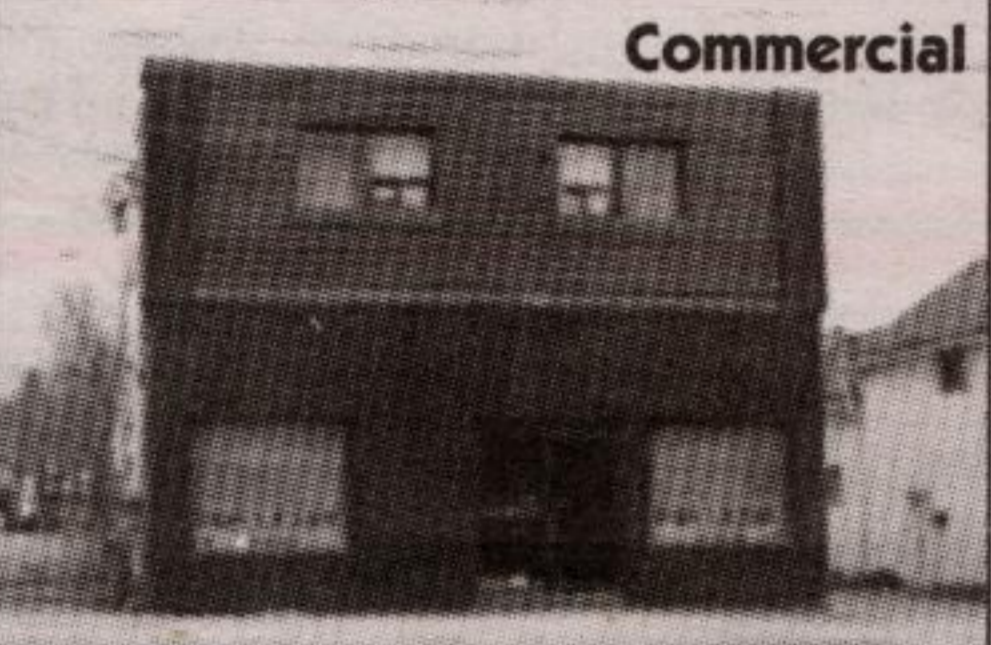
High and dry with view over Everton.

Terms to qualified.

**\$89,900**

**ACTON**

**Commercial**



**3000 SQ. FT. LEASE**

**PREMIUM COMMERCIAL LEASE SPACE**



**FORMER CABLE OFFICE 3600 SQ. FT.**

**Call Orval 519-766-2996**  
**Orval S. Gates, Real Estate Broker**

# Yes, you do need a realtor— here's why

**D**o you really need a realtor when selling your home or can you do it yourself? Your marketing plan may also include an open house for realtors and for the public. Your realtor will work with you to develop a marketing plan that meets your needs.

**Time commitment**  
 Do you really have the time it takes to sell your home? A realtor will write and pay for the ads to market your home, remain available day and night for calls from prospects, host open houses on the weekends, show your property on short notice, screen potential buyers, fill out all the paperwork, handle the negotiations and do dozens of other things required to sell a home. When you consider the amount of time invested, are you really saving any money by going it alone?

**Saving money**  
 The main reason people cite for attempting to sell their own homes is to save on the real estate commission. But will you really save money if you sell your home yourself? Probably not.

**Getting exposure**  
 Most buyers expect a discount because you don't have to pay the real estate commission and as a result may offer you less than fair market value. Determining fair market value is one area requiring a realtor's extensive knowledge and training. If you set your price too high, you may frighten off potential buyers; set it too low and you could lose thousands of dollars needlessly. One of your realtor's most important tasks will be to help you decide upon a realistic market value for your home that will enable you to sell it quickly and for the best possible price.

**Use a realtor to sell your home**  
 Through the MLS (Multiple Listing Service), your realtor will ensure your home gets maximum exposure to a vast amount of realtors and potential home buyers. This is just one of the ways a realtor will market your home. He or she may also use advertising in newspapers, on television and/or the Internet as well as a For Sale sign on your lawn.

**Negotiating skills**  
 Many homeowners lack the skill to negotiate the best price for their home. Also selling your home can be a highly emotional experience making it almost impossible to remain neutral when potential buyers make negative comments about your property. A defensive attitude could get in the way of a smooth transaction. A realtor is a skilled negotiator who can remain impartial during the negotiations and keep your stress levels to a minimum.

**Use a realtor to sell your home**  
 When you consider all the services they provide— everything from marketing, to negotiating to dealing with contracts and legal issues— it pays to have a realtor on your side. Working with a licensed real estate professional to sell your home— someone who is a member of the Ontario Real Estate Association— entitles you to a vast array of services and benefits you would not get as a "do-it-yourselfer."

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— Ontario Real Estate Association

**Alan McPhedran, \*Sales Rep.**

**RE/MAX** Blue Springs Realty (Halton) Corp. Rockwood

**519-856-4348** Toll Free: 1-888-656-4348



**FOR HOMETOWN SERVICE...**

**(905) 702-9800**  
**1-888-524-6005**

**Century 21**  
 Futures Realty Inc.

**\$275,900** **NEW**

**FAMILY HOME - ROCKWOOD**

This 4 bdrm, 3 bath Brazolot built home sits on a 72 ft. wide lot on a quiet street in Rockwood. Inside the spacious master bedroom you'll find a 4 pc ensuite w/jacuzzi and walk-in closet. The main floor family room boasts a brick woodburning fireplace, 9' ceilings and walkout to the large covered deck. The eat-in kitchen comes complete w/walkout to the deck and Barzotti built cupboards and the formal living rm and dining rm make this home well suited to entertaining. Call Alan McPhedran\* for your personal tour at 1-888-656-4348.

**\$399,900**

**COUNTRY EXECUTIVE HOME**

An exceptional executive country home on 2 acres, quiet road, very private. 4 bdrms, 3 baths incl. ensuite with sep. shower and jacuzzi. Large country kit. with ceramic floors and adjacent family rm w/wood FP and w/o to yard. Mn flr laundry with entrance to 3 car garage. Formal living rm and dining room. Bsmt is fin. with a huge "pine" rec rm w/lovely stone FP and an adjacent games rm suitable for pool table. An easy commute to Georgetown, Brampton, Miss., Metro, Guelph or Cambridge. Call Alan McPhedran\* for more details.

**NEW** **\$149,900**

**YOU COMPLETE THE WORK**

This 100 yr old brick/cedar-sided home sits on a 138 ft. deep lot. Much of the renovation work has been done including some new windows. Totally renovated country kitchen w/oak cupboards. New gas fireplace in living room, new 3 pc bath on main and 3 pc bath on upper. Roof & sheathing 10 yrs old, aluminum redone, siding (cedar) and brick redone and most electrical. An excellent starter home for the handyman.

**NEW**

**RETIREMENT LIVING AT ITS BEST**

Located on the shore of Lake Belwood, 5 minutes from Fergus, Pine Meadows is a well established life lease retirement community offering everything the retiree could want i.e. pool, tennis, sauna, party room, games room, hobby rm and more. This 1400 sq. ft. 2 bedroom, 2 bathroom "Douglas" model shows a 10++. Ready to move into and enjoy. Property is co-listed with Barry Ewan\*, Royal LePage Grand Locations Realty Ltd. @ 1-888-268-2283 or call Al McPhedran\*, ReMax Blue Springs @ 1-888-656-4348.

**\$289,000**

**COUNTRY CAPE COD - WELLINGTON RD. 26**

This custom built 3 bedroom "Cape Cod" sits on 1 acre overlooking farmland. The list of features is extensive including custom oak kitchen, 2 fireplaces, master with walk-in closet and 4 pc. ensuite. Finished basement with walkout to patio gives over 3000 sq. ft. of living space. An excellent family home and an easy commute to Guelph, Georgetown, Brampton or 401 (metro). Call Al McPhedran\* @ 1-888-656-4348.

**\$429,000** **NEW**

**WELCOME TO THE EXTRAORDINARY**

Rarely does a custom built home of this caliber come on the market. Sitting on a .8 acre very private lot, this home offers everything both inside and out. marble and hardwood floors, oak trim and doors, custom kitchen, 4 fireplaces, vaulted ceiling in the great room, computerized security and monitoring system, cedar deck, hot tub, inground pool w2/waterfall, inground sprinkler system etc. etc. A must see for anyone who appreciates the best!! Al McPhedran\* @ 1-888-656-4348.

**NEW SOLD**

**WELCOME TO 107 PRINCESS ST. ROCKWOOD**


A spacious 3+1 bdrm ranch bungalow. The many recent upgrades and renovations: all new windows (02), new roof (01), new main bath w/jacuzzi, new kit. counters and newer flooring throughout most of the home make this a worry free home for years to come. This together with 3 baths, 2 gas fireplaces, main floor family room, fenced yard and the potential for an in-law suite in the bsmt make this home suitable for anyone.

**PRIME ROCKWOOD RETAIL SPACE**

FOR LEASE - 1600 sq. ft. of Prime Retail Space in busy Rockwood Plaza. Lots of parking, excellent highway exposure. Available immediately. Call Al for details.

**116 Guelph St., Georgetown**

**Thinking of moving? Now is the time to take advantage of this fast moving market. We have buyers...will you be the seller? Call now and RECEIVE 1000 AIR MILES when you buy or sell your home with CENTURY 21 FUTURES REALTY INC.**



**\$204,900**



**\$214,900**



**"NEW IN TRAFALGAR COUNTRY"**  
 Quality built Greenleaf homes close to downtown in "Trafalgar Country". Superb standard features include master bedroom with walk-in closet and ensuite, ceramics in kitchen, baths and entrance, 4" baseboards plus much more. Call now to reserve your dream home.

*Let us help you with your next home*

**ADA BATHGATE\*** **JAMES POLLARD\*** **CATHERINE POLLARD\*\***

**\*Sales Representative** **\*Sales Representative** **\*\*Broker/Owner**

**PUT THE POWER TO WORK FOR YOU.**

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