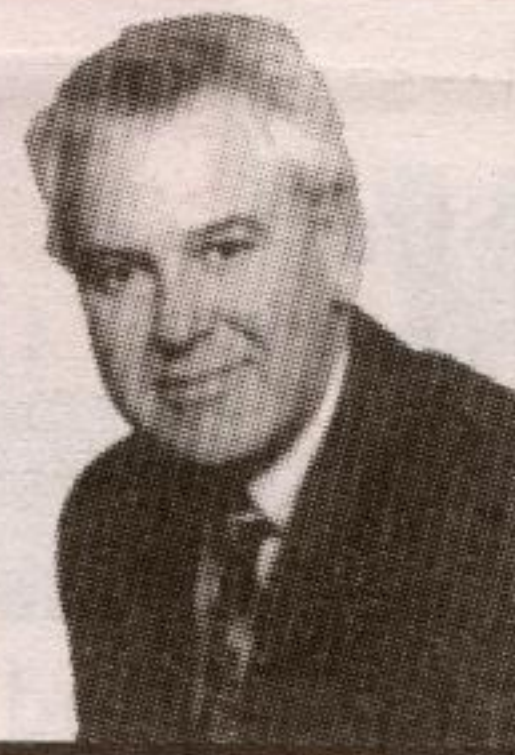


Alan McPhedran, *Sales Rep.



Blue Springs Realty
(Halton) Corp.
Rockwood



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



214 MAIN STREET, ROCKWOOD

Charming and updated 3 bedroom home. Hardwood floors, newer windows, electrical, plumbing and furnace. Detached workshop/garage heated and insulated. Call **Alan McPhedran***.

\$199,900



ESTATE HOME - BELWOOD

1.26 acre estate executive property overlooking Lake Belwood. 3+1 bedrooms, 4 baths, 4 car garage, long list of extras & upgrades. An excellent family "executive" home and an easy commute to Mississauga, Brampton or Metro.

\$424,900



NEW EXECUTIVE HOME - BELWOOD

Home on .75 acre lot. Long list of upgrades & extras incl. 5 pc. ensuite, custom kitchen w/granite counter tops, ceramic & hardwood & much more.

\$324,900



GEM IN OLD UNIVERSITY - 97 DEAN AVE.

Totally updated 3+1 bedroom, 3 bath sidesplit w/new family room addition. Huge 60x169 fully fenced lot. A must see.

\$279,900



CENTURY STONE - 99 ACRES

Located at 5721 4th Line Eramosa, this 1897 totally renovated and updated stone home sits on 99 acres. Home & grounds show a 10+++ Looking for a stone house? Here it is!!! Call **Alan McPhedran*** @ 888-656-4348.

NEW

Top tips to sell your home

When you decide to sell your home, many details come into play. One of the most important will be making your home as attractive as possible to potential buyers.

A realtor will help you look after all the ins and outs of selling your home including a plan to give your home strong "curb appeal" and improve its "salability". Your realtor can provide many tips and low cost suggestions to not only attract more potential buyers, but to sell your home faster and for the best possible price.

It's true that first impressions count and the outside of the home speaks volumes about what the inside may look like. Often potential buyers won't get past the front door if the outside of a home looks run down or shabby. Your realtor may suggest some simple "quick fixes" like a fresh coat of paint, flowers or shrubs and clean windows. Many of these suggestions are worth the minimal costs involved as they not only increase the salability of your home, but, could potentially add value equal to the money spent on paint for example.

With that in mind, your realtor will likely caution you to stick to minor improvements. Bigger, more expensive renovations or repairs are probably best handled by adjusting your price to reflect the cost of the repairs.

Lots of minor repairs can be done by the "do-it-yourselfer". Things like fixing window screens, replacing the odd loose roof shingle, repairing door hinges and such are relatively simple. Advice is available at your local home

improvement centre on everything from caulking windows to remove peeling paint to replacing screens.

Where to begin

Take a tour of your entire home to see what needs to be cleaned, what needs to be cleared out and what needs to be repaired. The following is an excerpt of a comprehensive checklist that can be found in the Ontario Real Estate Association's booklet, *How to Sell your Home*. For a free copy of the booklet, contact OREA, 1-800-563-HOME or check with your local realtor.

Tips to prepare your home for sale
Inside your home

- Floor coverings
- Walls and ceilings
- Doors
- Windows
- Window coverings
- Lighting
- Pet areas
- Entryways and hallways
- Closets and storage areas
- Kitchens
- Living room, dining room, bedrooms, den and study
- Bathrooms/powder room
- Basement, furnace room, garage, attic storeroom

Outside your home

- Exterior surfaces
- Front door
- Eaves troughs/downspouts
- Gates
- Fences
- Sidewalks
- Driveway
- Yard and environment

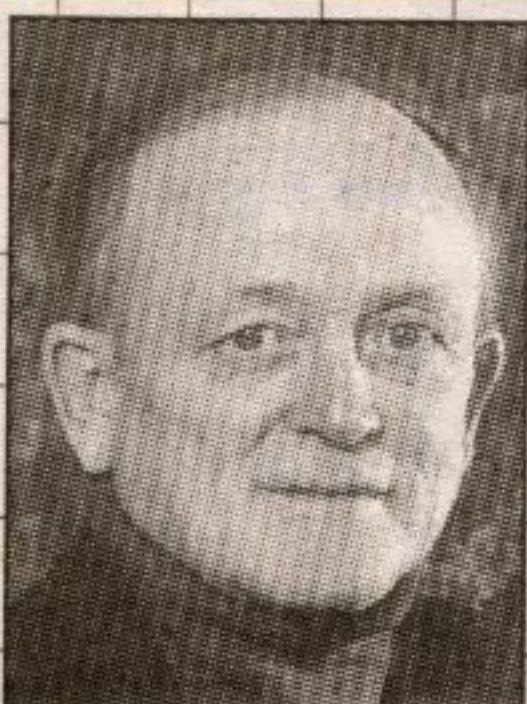
—Ontario Real Estate Association



SUPERB FAMILY HOME

Located on quiet crescent in great neighbourhood. Home features gleaming hardwood flooring, open concept family room and kitchen with gas fireplace & walkout to rear yard. Main floor laundry room with access to two car garage. Four bedrooms, three washrooms, large master bedroom accented with double entrance doors, ensuite with corner tub and separate shower. A truly family home.

Offered at \$397,900.



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OPEN HOUSE - Sun. 2-4 pm
12 Shorthill Rd., Ballinfad
Trafalgar Rd. to Townline to Shorthill Rd.

5 BEDROOM/5 BATH EXECUTIVE ESTATE HOME ON 2.6 ACRES

Nicely landscaped ravine lot with pond, and bordered on 2 sides with bush. Privacy plus. Stunning executive home with finished walkout basement, and triple car garage. Loaded with upgrades and extras. Call **Norm*** to view.



GEORGETOWN SOUTH BEAUTY

This home shows 10++. Features include: alarm system, CA, CVAC, Herringbone pattern hardwood in foyer, hardwood in dining rm & kitchen, open oak staircase, extra windows in fam. rm, 3 FPs - 2 gas, 1 faux. Crown mouldings & medallion in DR. Features in the kit. incl: B/I dishwasher & microwave, California shutters, French patio doors w/o to yard and pool. All rooms have phone & cable. Mstr' bdrm has sitting area, H/H closets, soaker tub & sep. shower. Above ground 15' round pool. Prof. fin. bsmt. Call Norm Paget* to view.

TERRA COTTA DEVELOPMENT LAND

\$799,900

28.7 acres in prestigious Terra Cotta, designated as Rural Cluster permitting development of low density housing on private services. Possible development of 9 executive estate lots. Call **Norm Paget*** for more information

MORE HOMES FOR SALE
Log on to www.RealEstateInGeorgetown.com