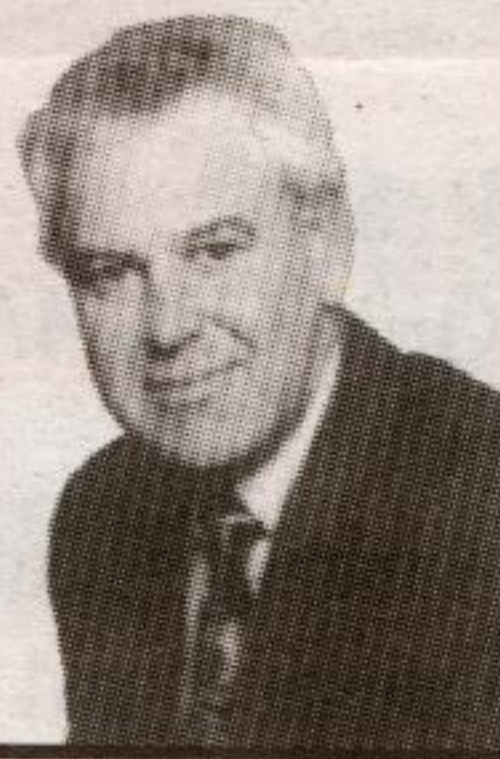


**Alan McPhedran, \*Sales Rep.**



Blue Springs Realty  
(Halton) Corp.  
Rockwood



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



\$424,900

**ESTATE HOME - BELWOOD**

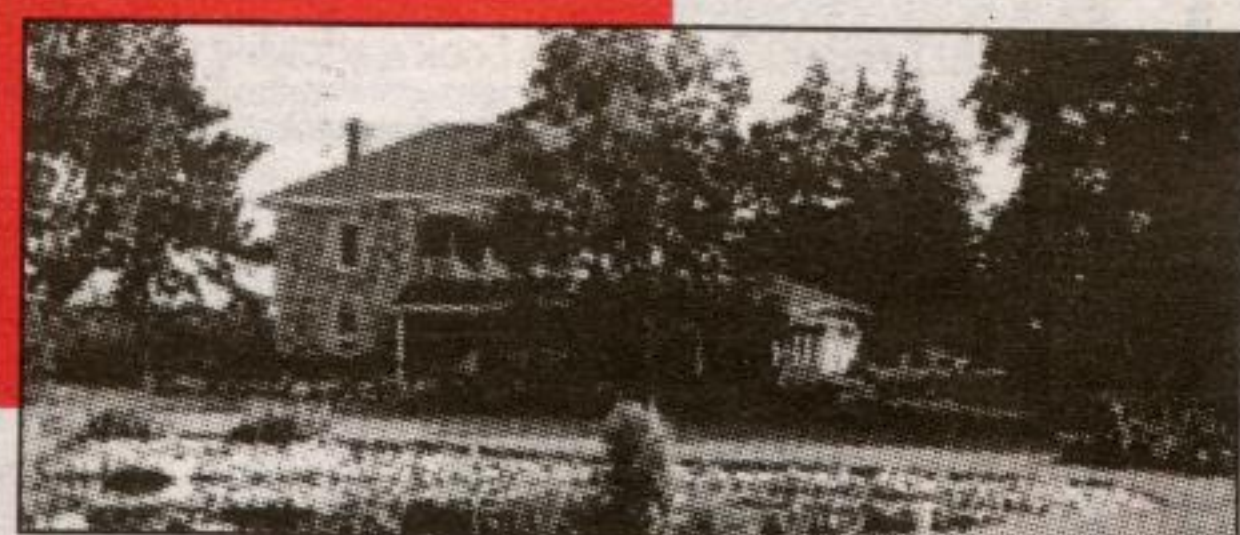
1.26 acre estate executive property overlooking Lake Belwood. 3+1 bedrooms, 4 baths, 4 car garage, long list of extras & upgrades. An excellent family "executive" home and an easy commute to Mississauga, Brampton or Metro.



\$324,900

**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.



**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.



\$279,900

**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.



# Is it time to move up to a larger house?

Chances are when you bought your first home you were thinking of it as a "starter home" and dreamed of owning a larger and better home one day.

With today's mortgage rates in the lowest range they've been for almost 30 years, you might be pleasantly surprised that you can afford that "move up" house now. Using the equity you've built up in your current home, your carrying charges may not be much larger than what you've been used to paying. If you're curious to find out, ask a realtor to help you calculate carrying costs on a "moving up" home.

There are many reasons why you may wish to have a larger home including a growing family, the desire to have more bedrooms so the kids can have their own space. Or maybe you want a larger yard, a garage or a home with a private driveway. Whatever your reasons, moving up to a new home can be very satisfying.

It's also a smart move because the equity in your home will continue to grow and the value of a bigger and better home will be ultimately greater over time. As well, the pride

of ownership in a bigger house will probably be even greater than you had when you bought your first home.

When you decide that moving up is the way to go, be sure to enlist the services of a realtor. Your options can be confusing at times, but a realtor can help you make the right choices.

He or she will help you determine the market value of your current home and therefore the price range you should be considering in a move up home. You'll need to determine where you want to move. Do you want to stay in the same neighbourhood or move on? There are almost as many individual choices on locations as there are homes. A realtor is skilled and knowledgeable in all aspects of a real estate transaction and can ensure you make a smooth move.

Moving up to meet your changing lifestyle and needs can be an exhilarating experience. Your home is probably the best investment you'll ever make so why not take advantage of current market conditions and enhance your investment today.

-Ontario Estate Association



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Liz Crighton,  
Sales Rep.

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**IMMACULATE 5 BEDROOM BACKING ON RIVER - \$368,500**

It is a rare treat to offer a home of this quality with such a perfect village location. This home was built in the 60's for an executive family and has been lovingly maintained and professionally modernized by the same owners for the past 19 years. Five bedrooms all upstairs, wired for today's computerized family, original hardwood floors and big closets. Downstairs offers sunny and bright kitchen with solarium breakfast area overlooking the fully fenced backyard which backs on to the West Credit River wilderness! Large main floor family room, formal but comfortable living and dining rooms. Main floor laundry. This is a good house!! 405-03



**THIS IS NOT A DRIVE BY - \$189,500**

Pride of ownership shows throughout this special cared for home. Walking distance to schools, churches and downtown. Three bedroom, 2 storey with eat-in country kitchen. Add on spa room with 6 person hot tub and walk-out to lovely private fenced yard. Main floor laundry, many new windows and newer septic system. 283-03



**4 BEDROOM COUNTRY ESTATE - \$589,900**

Secluded behind a forest of pine trees a stately mansion awaits you. This elegant custom built home is situated on a one acre property in the southeast corner of Erin on a quiet but paved road which makes commuting to Brampton, Mississauga or Toronto a breeze. This 3500 sq. ft. home boasts 9 ft. ceilings, spacious halls and light and airy rooms. Built only 5 years ago, the modern ceramics in muted colours and cherry hardwood floors gleam. This home has been designed to meet all the demands of an executive family and really offers the best of both town and country. 325-03



**A GREAT SIDESPLIT IN A SUPER NEIGHBOURHOOD - \$269,500**

Bring your family to Erin Heights (A peaceful & sought after subdivision ... built in the 70's). Enjoy the big trees, wide spacious lots ... & the neighbourly Village lifestyle Erin has to offer. This tastefully decorated 3 bedroom side split has been the happy home of its current owners of 16 years & it has been well cared for - new roof 2001, new windows, eaves & soffits, new laminate flooring in kitchen, foyer & bathroom, new garage door and big wide driveway with plenty of parking. 395-03



**3 BEDROOM SIDESPLIT, PLUS NANNY SUITE - \$294,500**

Bring your Family to the Country, with all the benefits of village life! The Hamlet of Ballinacree offers an active community centre, great park (all walking distance) and easy access to the city for those who commute. This home, built on .66 of an acre is private, with a seasonal stream bordering the back of the pretty treed lot. ... lots of room to play! Beautifully maintained home with oak kitchen & eat-in breakfast room, above ground family room (curl up to the wood stove). A ground floor nanny suite with separate entrance is another plus. Please come and see. 408-03



**FIELD OF DREAMS - \$309,000**

Country living on acre just one minute drive south of Erin Village! Surrounded by beautiful farm fields this spacious 3 bedroom 4 level side split offer large bedrooms, lots of closets, wide hall ways, bright and cheerful eat-in kitchen with walk-out to deck. Living and formal dining room have hardwood floors. Warm and cozy family room with airtight wood stove, wainscoting and lots of room to play. The basement is huge, so is the oversized double garage and a fully fenced back yard just waiting for your family and dog. 393-03



**NORINNE KILGOUR** Sales Representative



BLUE SPRINGS REALTY  
(Halton) CORP.

360 Guelph Street, Georgetown 905-877-5211 or 1-800-834-5516

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HALL  
OF  
FAME  
Member



**VILLAGE SPECIAL - BRICK BUNGALOW \$261,000**

This is not your average 3 bedroom bungalow. It has many upgrades including a spectacular gourmet kitchen with extended eating area, cathedral ceiling, oak cabinets and view over a beautiful perennial garden and deck with hot tub. The home is located close to snowmobile and skiing trails, arena, churches, school and shopping. Call to view, you won't want to miss it!

**LISTINGS NEEDED, BUYERS WAITING!**