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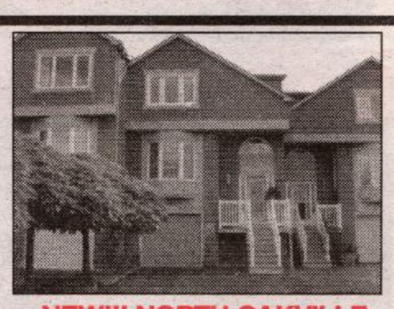
WHEN PERFORMANCE COUNTS, COUNT ON A TOP PERFORMER

NEW!!! GORGEOUS 4 BDRM ON 70' LOT
In popular Moore Park location, fantastic lot and an amazing house with updates galore, gorgeous kitchen, Corian edged counters, garden patio doors to 2 tier deck with above ground pool (5 yrs), most windows replaced, new front entrance system, shingles, driveway, interlock (2002), gas fireplace in living room and much more. $269,000. Call **Iris Irwin*** to tour.

SPLENDID 99 ACRE FARM
20 mins. to Georgetown in the rolling hills of Erin with spectacular long country views. Excellent farm land, barns, charming & rambling 5+ bdrm home in mint condition with original flooring, trim, cosy kitchen has wood stove, formal dining room, large living room, inground pool 20' x 50'! Must be seen. $839,000. Call **Iris Irwin*** to tour.

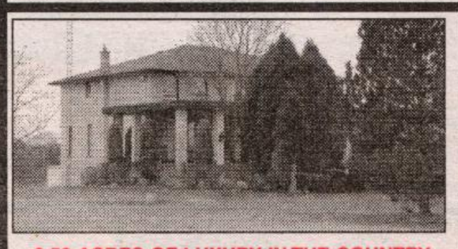
EXECUTIVE HOME ON QUIET COURT
Immaculate 4 bedroom on amazing irreg. lot close to mall. New 24 ft. above ground pool (2003), main floor family room with brick fireplace, formal dining room, gorgeous eat-in country kitchen with w/o to yard. Move-in for Christmas. Stunning home at $339,000. Call **Iris Irwin***.

QUAINT BUNGALOW ON LARGE LOT
Marvelous open concept maple kitchen with numerous cupboards, bay window in living room overlooking fabulous 150' deep lot with mature landscaping - wonderful large maple & willow trees. Hardwood floors, crown moulding, large rec room, new windows 2001. $229,900. Call **Iris Irwin***. 03-617-30

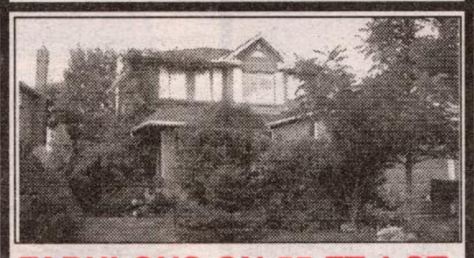


NEW!!! NORTH OAKVILLE
Fabulous Freehold Townhome. Spiffy executive on quiet street - Awesome lot 137' deep, fenced and private. Open concept LR/DR, 2 gas fireplaces, corner tub, separate shower in a 4 piece. Walk-out from den of lower level to garden. Includes 3 appliances etc. Shows to perfection. $257,900. Call **Iris Irwin***.

CHARACTER HOME ON 1/3 ACRE!!!
Exceptional charming home in move-in condition with updates galore - quality windows, doors, shingles, eaves, new furnace coming Oct. 03, 1 bdrm separate apartment (not retrofit or legal), 5+1 bedrooms, 5 baths, original hardwood, FP, updated country kitchen (oak). Superb as Bed and Breakfast!!! $339,000. **Iris Irwin***. 03-604-30

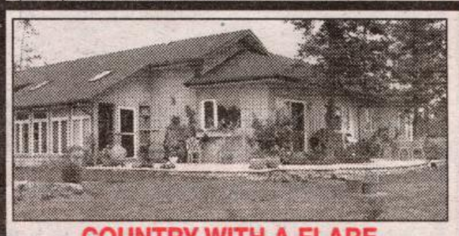


2.52 ACRES OF LUXURY IN THE COUNTRY
Elegant and immaculate home with views of Hornby Glen Golf Course, superior custom detailing throughout, exceptional basement level, almost 5500 sq. ft. of beautiful living space. Grand entrance with ceramics, sweeping open staircase upstairs and down, huge living & dining room with lovely crown moulding, bright kitchen with Florida ceiling and open concept to large family room w/fireplace, lower level rec room with high ceiling, 2nd kitchen, ensuite, two walkouts, 5th bdrm, cold cellar, sauna. Outstanding features throughout. Call **Iris Irwin*** to view. $599,900. 03-272-30



FABULOUS ON 55 FT. LOT
South Georgetown, quiet little street across from the park, Tribute home finished top to bottom, 3 bdrms, 4 baths, 2 FPs, eat-in country kitchen with w/o to yard, very mature, private & fenced. Closed porch at front, hardwood, ceramics, include 6 appliances. A keeper at $264,900. Call **Iris Irwin***. 03-601-30

COUNTRY HOME - OVER ONE ACRE!!!
5 mins. to town - ravine lot, spectacular & unique home in mint condition. 4 bdrms, 3 baths, office, huge open concept family room, steel roof, new eaves, soffits, fascia (2003), 2 ponds, mature treed lot. Close to North Halton Golf Club. $409,000. Call Iris Irwin*.



COUNTRY WITH A FLARE
A country bungalow with open concept design, large living room and dining room with parquet flooring and huge windows to take in the long views. Updated kitchen with oak cabinets, French door and centre island breakfast bar. Adorable sunroom with two skylights, pine ceilings & walls and walkout to the back gardens. This home also features a good size den, three bedrooms, ensuite and is decorated neutral decor. Live in the country just minutes from town. Call **Iris Irwin*** to view. $319,000. 03-552-91

United Way House Tour, Nov. 22nd. Call me for tickets

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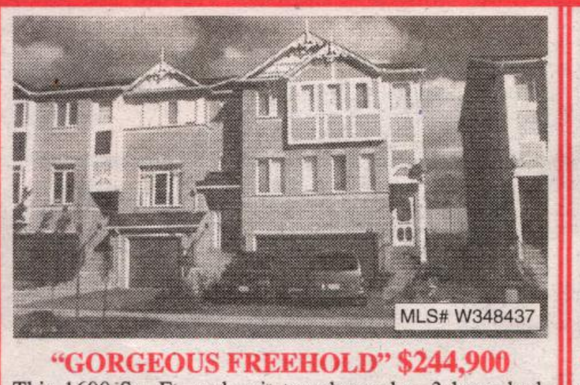
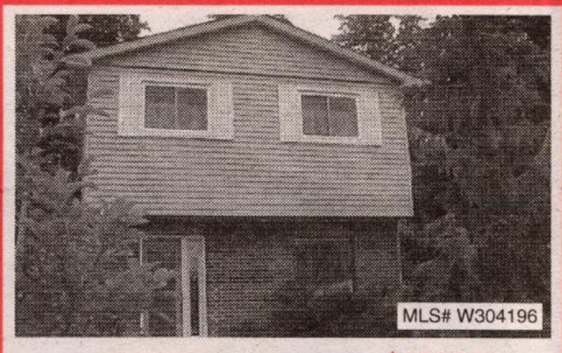


"GORGEOUS FREEHOLD" $244,900
This 1600 Sq. Ft. end unit townhome has 3 large bedrooms, 2 1/2 baths, master with ensuite, 2 other bedrooms with window seats, main floor has laminate flooring, slider walk-out from breakfast room to large deck, main floor family room, finished basement with walk-out to yard and access to the double garage thru the house.

"CEDARBROOK COUNTRY INN" $899,900
This impressive landmark 9 bedroom, 15 bath Mansion is magnificently set amongst the rolling hills of Erin with gorgeous long views. Extensive decking, finished w/o lower level + 1 bedroom in-law suite & detached 36' x 50' workshop/barn. Commercial zoning permits bed & breakfast and conference centre. Business and chattels included for $995,000.

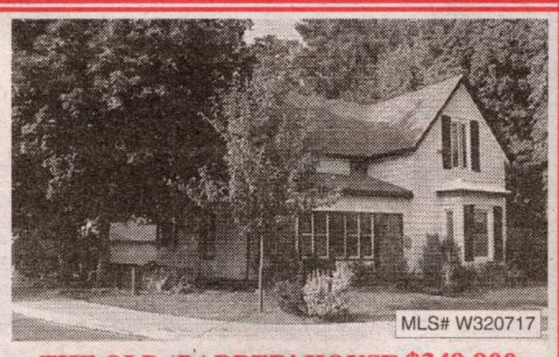
COUNTRY - IN-LAW & SHOP $479,900
Gorgeous well maintained stone & brick raised bungalow with 3 large bedrooms, master with ensuite & walk-out to balcony, separate dining room & living room with brick fireplace & updated kitchen. Finished walk-out lower level with 4th bedroom & 4 pc bath. Bonus detached workshop with its own hydro & septic.



GARDENER'S DELIGHT $184,900
Gorgeous stone terraced perennial gardens surround this spotless open concept home which overlooks a small ravine with creek. Upgrades include roofing, insulation & vinyl siding, most windows, gas fireplace, stained glass door with screen & paved parking area. Ideal for the serious gardener.

TRIPLEX & WORKSHOP $269,900
Legal triplex with high profile location and excellent income, includes 2-2 bedroom apartments, 1-1 bedroom apartment and shared laundry room. Low maintenance building has been refurbished over the last 5 years and all units have been upgraded. The detached shop is wired and ideal for a small business/custom workshop.

EXECUTIVE ELEGANCE $459,900
Custom built for gracious living with ideal floor plan for entertaining, this spacious 5 bedroom brick and stone home features oak flooring, French doors, crown mouldings and California shutters, curved oak staircase, gas fireplace in the family room, home office and pretty landscaped grounds with pebbled aggregate driveway and patio.



THE OLD 'BARBER' HOUSE $349,900
Has been lovingly renovated and restored with today's amenities while preserving the past. This 4 BR 2 bath century home features a formal parlour w/gas FP & bay window; sep dining rm w/beamed cathedral ceiling; open concept oak kitchen w/bkfst bar; sunporch; rec room and det double garage on a large mature in town lot.

A VERY SPECIAL HOME $299,900
This unique 2 1/2 storey board and batten 3 BR home is nestled in a quaint hamlet overlooking a small lake. Features include: cork and cherry floors, skylights, pocket French doors, brick f/p, sunken Great Room, several walk-outs and decks, 3rd floor loft/office, pine woodwork and charming shingled barn/shop on private lot with perennial gardens.

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