



IRIS IRWIN*

"Member of Top 5 Performance Group For Last 9 Years!"

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Johnson Associates

HALTON LTD., REALTOR

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MY LISTINGS ARE SELLING ~ CALL FOR FREE EVALUATION



NEW
ON QUIET COURT
Quality built 4 yr old home with fabulous open concept design. Beautiful maple cabinets w/cherrywood finish, large pantry & brkfst bar. Hardwood in liv/din/fam rm w/ceramics in foyer thru to kitchen. Gas f/p in fam rm. Ensuite in mstr bdrm. Landscaped to perfection w/hot tub included. A beauty! Call Iris* to view. \$279,000. 04-330-30



ADORABLE IN ACTON
On popular quiet crescent, quality built Zions home complete with front porch, 3 tier deck, finished basement with w/o to fully fenced yard, hardwood in living room, ceramics in foyer thru kitchen/dining room, patio doors to deck, bleached maple cabinets, prof decorated, 3 bdrms, 2 bathrooms. It's a beauty at \$219,000. Call Iris Irwin* to view. 04-304-90



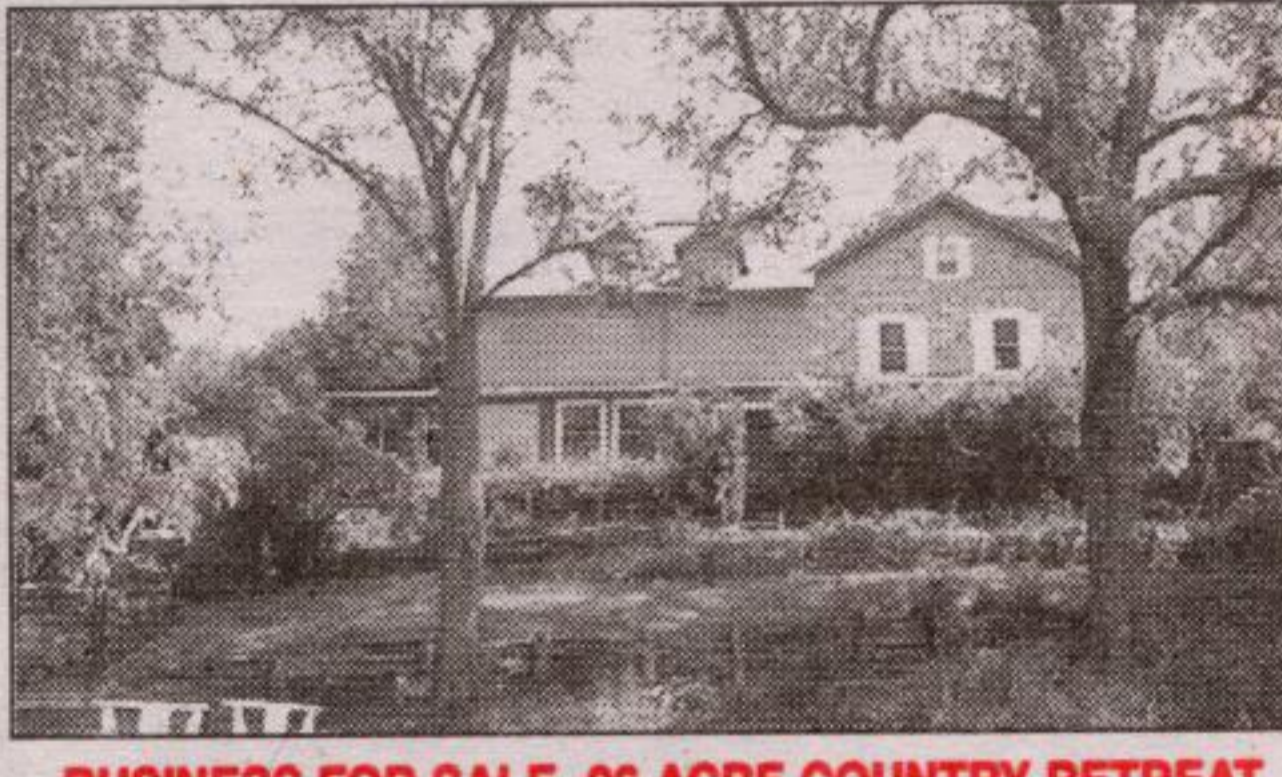
"COUNTRY LIVING WITH STYLE"
Vaulted ceiling 25' high, Jack Pine floors, floor-to-ceiling brick f/p. Kitchen boasts Mexican clay tile, walk-in pantry, brkfst bar & ceramic counter. Sunken liv rm, 30+ windows, numerous pot lighting, fans, barn board accent walls, detailed wood ceiling, 200 amp service, huge walkout basement w/rough ins. Serene and simply unparalleled. A must to view! \$539,000. Call Iris Irwin*. 04-274-91



VACANT LAND 6.8 ACRES ...
In the heart of Halton Hills south of Georgetown zoned agricultural - 10 minutes to 401. Build your dream home!! \$199,900. Call Iris Irwin* for info. 04-299-VL



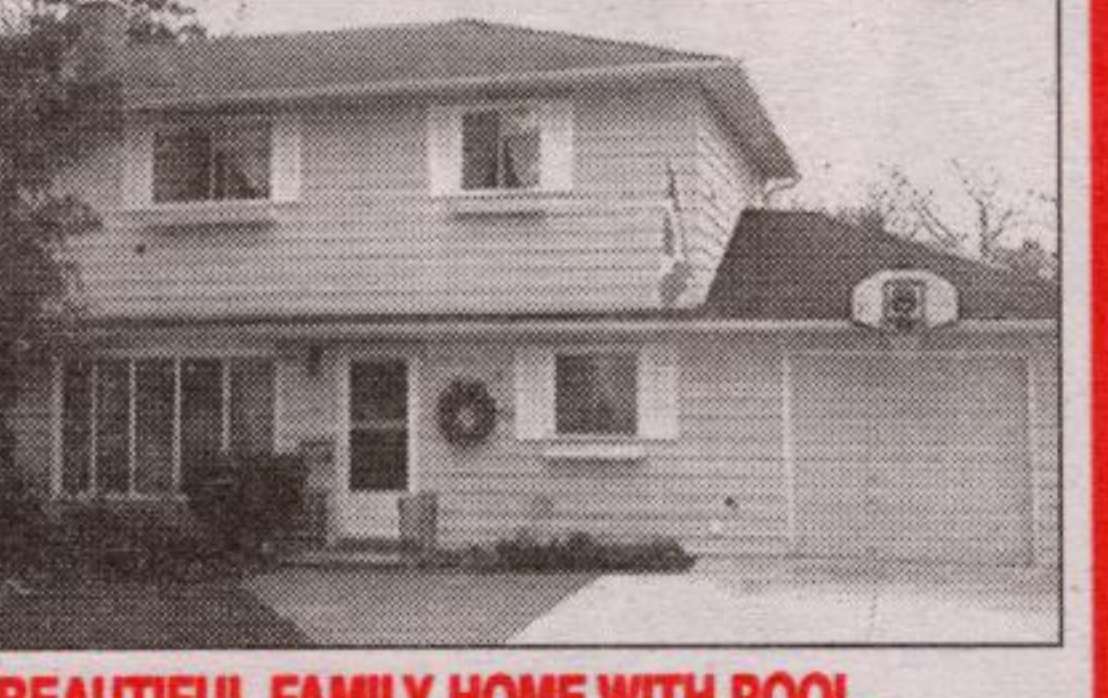
NEW
35.76 ACRES ON THE EDGE OF THE VILLAGE
Beautiful open concept custom bungalow set back off Trafalgar Road with private long paved driveway, surrounded by thousands of mature trees, an abundance of wildlife, 4 ponds & inground pool. 9 rooms on main lvl + huge w/out basement w/rec rm, 2 bdrms & more. Secluded property. 12 mins. to GO train. \$699,000. Call Iris Irwin* to view. 04-294-91



BUSINESS FOR SALE- 96 ACRE COUNTRY RETREAT
Splendid 1859 stone farmhouse renovated to perfection! A spectacular property with 2 stocked ponds located close to trails, golf, skiing, conservation land and more. Currently a complete/banquet facility (fully licensed) plus bed and breakfast. Cosy family room with original flagstone fireplace, timber lined walls, beamed ceiling, private dining room w/brick fireplace & cathedral ceiling, tea room seats 75, 5 bdrms all ensuite, 1 bdrm nanny suite, 2200 sq. ft. 3 bdrm coach house, bank barn, inground pool and hot tub. Truly unique and spectacular. Call Iris Irwin* for more info. 03-437-91

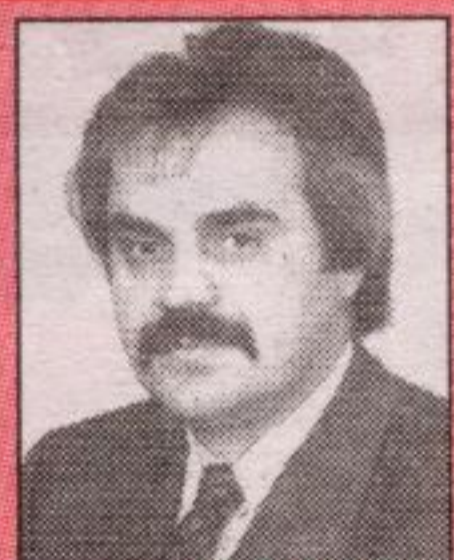


RANCH STYLE BUNGALOW WITH POOL
East of Acton on almost 1/2 acre lot, inground pool. Unique and beautiful open concept design, 4 bdrms, basement finished. Hardwood floors, updated furnace, windows, roof system, eaves, soffits, 3 fireplaces, 2 kitchens. A beauty at \$349,000. Call Iris Irwin*. 04-107-90



BEAUTIFUL FAMILY HOME WITH POOL IN THE "PARK" AREA
Loads of charm and character: open concept lrg principal rms all beautifully decorated, designer motifs, custom wood trim, hrdwd flrs in din rm & liv rm, ceramics in entrance, French drs, f/p in fam rm & liv rm, lrg windows, pretty country kitchen. Manicured grounds w/mature trees, private backyard w/inground pool, rock garden, patio, hot tub. Walk to park, downtown, cultural center/library. AWESOME! Call Iris Irwin*. \$379,000. 04-286-30

REAL ESTATE . . . MADE REAL EASY



PETER HRKAC*
REMAX HALL OF FAME MEMBER

RE/MAX



Peter & Yvonne Hrkac *Sales Representatives

(905) 877-5211

Blue Springs Realty
(Halton) Corp.



YVONNE HRKAC*

MAGNIFICENT PARK-LIKE 2.5 ACRES - \$649,900!!



NEW
Stunning property with mature trees & lovely gardens in highly desirable area south of Georgetown & close to Mississauga, Brampton and major Hwys. Custom built gracious home has been meticulously maintained & extensively upgraded with quality. Updates include Marley roof, tennis court, vinyl windows, large deck with hot tub, gourmet kitchen with cork floor & built-in appliances, main fl. family room, 3 fireplaces, 3 baths, formal living/dining room with Crown moldings, 4 or 5 bedrooms and much more. Please call for full details.

DESIRABLE MATURE AREA AT EDGE OF TOWN \$399,900!!



NEW
with no homes behind but tall majestic trees. This lovely executive home has been beautifully updated with quality upgrades. Includes replaced roof, vinyl windows, brand new furnace, gas fireplace, central air, central vacuum & new garage doors. Bright greenhouse kitchen with built-in appliances & French door to large deck and lovely gardens. Main floor laundry, main floor family room, oak staircase leads to generous size bedrooms & much more.

GORGEOUS EXECUTIVE ON PRESTIGIOUS COURT - \$559,900!



NEW
This stunning customized home is just under 4,000 sq. ft. & set on a massive pie shape lot with inground pool. Tasteful & elegant decor has a grand foyer with marble floors, gourmet Oak kitchen with Jennair Stove, formal Liv & Din room with fireplace, main floor family room, 4 bedrooms, 7 baths, 4 sets of French doors, 2 furnaces, central vacuum, central air & security. Massive rec room with wet bar & fireplace. Self-contained main floor in-law suite, could be easily converted back. Much, much more. Call for details.

SPECTACULAR WOODED RAVINE - \$579,900



NEW
In exclusive enclave of prestigious residences, this impressive & elegant executive home features expansive principal rooms, just perfect for entertaining or for a large family. Soaring 2 storey entry hall with gorgeous designer ceramics & a circular oak staircase leads to 4 generous bedrooms. Spacious family room with stone fireplace overlooks a stunning oak kitchen with a massive breakfast area with walkout to large deck & hot tub. Amazing prof. finished basement has a rec room with stone FP and wet bar, sunken pool table area, exercise room, large walk-in cantina & computer area. Fabulous location - short stroll to parks, schools, scenic walking trails & Credit River.

3 ACRE WOODED LOT ON CUL-DE-SAC



NEW
3500 sq. ft. of luxury living. Impressive entry hall is open to second floor & features 4 bedrooms, 4 baths, main floor study, 2 Oak staircases with upgraded pickets & railing, vinyl casement windows, French doors, quality ceramics and 3/4" hardwood on main floor, gorgeous gourmet kitchen, granite countertops throughout and much more. Bonus of town water, gas and cable. Country estate living with town amenities.

BRAND NEW ESTATE HOME READY TO MOVE IN!!



NEW
Premium location backing onto woods & open space with town water, gas and cable. Approx. 2600 sq. ft. of "Drop Dead Gorgeous" decor. Stunning open concept design with cathedral ceiling in family room, coffered ceiling with cornice moldings in formal living & dining rooms, 9' ceilings on main floor & in basement, granite countertops in lovely Oak kitchen and in 3 full baths, stone surrounds around windows, triple car garage and much more.