

BACKS ONTO CONSERVATION

\$234,900



HOT NEW PRICE!
 Fantastic End Unit 3 bed, 3 bath, condo-town home close to Credit River, parks, trails & GO Station. Beautiful hardwood & ceramics enhances this open concept home. Lots of light and walk-out to conservation.

TAMMY WOODS *Sales Rep.
 (905) 450-3355

ROYAL LEPAGE
RCR Realty,
 BROKER
 INDEPENDENTLY OWNED AND OPERATED

NEW PRICE \$259,900



EVERYTHING HAS BEEN DONE!
 This 3 bedroom 2 washroom sidesplit located near all amenities has been completely upgraded offering hardwood strip flooring, new washrooms '03, new oak kitchen with breakfast bar '03, roof '03, windows in 98 and freshly painted neutral decor. The finished basement offers above grade windows for a bright rec room or 4th bedroom. The garage has been fully insulated and drywalled with a new garage door and opener. The fully fenced backyard has a new storage shed and deck. Quick closing, and all 5 appliances included. \$259,900. Call **Hillary Eby*** today. 04-562-90

HILLARY EBY* *Sales Rep.
 (905) 877-5165
 (Local/Toronto)

Johnson Associates
 HALTON LTD., REALTOR
 Sales Leaders

Make sure your house is a perfect 10 before selling

Today's homebuyers are busy people, who are rarely interested in taking on major repairs or improvements upon moving in. So, if you're getting your house ready to sell, the first thing you need to do is start looking at it not as the home you've come to love, but as a product that's about to enter a highly competitive market.

To help make sure your house is a "perfect 10" when the "For Sale" sign goes up, Canada Mortgage and Housing Corporation (CMHC) offers a number of simple things you can do to ensure your house looks fresh, clean, and well maintained:

- If you need to make improvements, do the work before your home goes on the market. Potential buyers aren't interested in hearing about your good intentions to repair any defects before the transfer of ownership takes place.
- Check your house's curb appeal. This is where the buyers make their first impressions, so repair cracked or uneven driveways and walkways, tend your lawn and flower beds, and ensure your windows, walls and doors are clean and freshly painted.
- Check the general condition of your roof, chimney and exterior walls, to see if any repairs or replacements are required.
- Inside, greet buyers with a clean, clutter free and well-lit interior, preferably with a fresh coat of paint on the

walls and trim. Eliminate any unpleasant odours, make sure all lights work and ensure that doors and windows open and shut properly.

- In the living and family rooms, bedrooms and den, keep furniture and family memorabilia to a minimum, and ensure that there is an easy flow of traffic through each room.
 - In the kitchen and bathrooms, clean all appliances, sinks, tubs and toilets, repair any leaks or drips, and clean cabinets, mirrors, light switch plates and cupboard handles.
 - Make sure the foundation and basement are structurally sound, and free of cracks or water seepage.
 - In the garage, get rid of any broken, useless or discarded items, and use cleaning solutions to remove any oil stains from the floor.
 - Finally, if you have an agent, leave when the home is being shown! This will help prospective buyers to imagine the house as their new home - not yours.
- For more information or a free copy of the "About your House" fact sheet on Getting Your House Ready to Sell or other fact sheets on virtually every facet of owning, maintaining or renovating your home, ask CMHC at 1-800-668-2642 or visit our Web site at www.cmhc.ca. Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency and a source of objective, reliable housing expertise.



"THE SANDS"
 Gorgeous upgraded suite in "The Sands". One bedroom, 2 washroom unit with new "Berber" carpet. Freshly painted, upgraded light fixtures and more. Large balcony and great views. Appliances, indoor pool, exercise room, hobby room, tennis. Reduced to \$182,900. Call Michael Baron* or www.MikeBaron.ca.

MICHAEL BARON* Sales Rep.
RE/MAX BLUE SPRINGS REALTY
 (Halton) CORP.
 905-877-5211 1-800-834-5516



LARGE LOG HOME REDUCED
 Confederation log home on a very private acre, in the Village of Alton. Great character and rustic appeal! 3br, 2wr, 2 car garage. Finished walk out basement with great bar and entertaining area. Fantastic layout. Wide plank pine floors, reclaimed brick accents, vinyl windows. Excellent schools. \$325,000. Vendor says sell! See photos at www.MikeBaron.ca.

MICHAEL BARON* Sales Rep.
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ROD*

PRESIDENTS
JA
 CIRCLE

Johnson Associates
 HALTON LTD., REALTOR

PERFORMANCE
JA
 GROUP



DINAH*

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***Sales Representatives**

LEGAL BASEMENT APARTMENT
 Excellent income property in mature area. Rent out one floor and help pay your mortgage. Very well maintained with hardwood, updated windows, shingles, electrical, furnace and more. Three bedrooms up and 1 down, 2 kitchens and 2 baths. Close to all amenities. \$265,900. Call **Rod*** or **Dinah***. 04-586-30

BRADLEY DRIVE
 Spacious and bright townhouse freshly painted. New laminate flooring in great room. Ceramics in kitchen and baths. Centre Island. Full ensuite and walk-in closet. Walkout to fully fenced yard. Walk to "GO", shopping, recreation, etc. \$238,000. Call **Rod*** or **Dinah*** to view. 04-550-30

\$239,900
OLDE GEORGETOWN
 Brick bungalow with stone front on tree-lined street within walking distance to GO. Hardwood, C/A, newer windows, formal living & dining rooms. 2 fireplaces. Sep. entrance to lower level. Flagstone step. Detached garage with opener. Large lot 50'x132'. No houses behind. \$239,900. Call **Rod*** or **Dinah***. 04-555-30

FEATURE HOME



TOTALLY UPGRADED EXECUTIVE HOME
 On a quiet crescent. Renovated kitchen with granite counter tops & ceramics, open to family room with fireplace plus walkout to large deck with pool and hot tub. Upgraded windows, ceramics, doors, broadloom, master bedroom. Lower level professionally finished. 4 bedrooms & 4 baths. \$399,900. Call **Rod*** or **Dinah***. 04-586-30

CUSTOM BUILT BY FREESTONE DESIGN BUILDER
 with unbelievable views of the Toronto Skyline on this 2 acre lot in executive subdivision. Featuring stone front exterior, skylights, maple hardwood & cabinetry, rosewood hardwood, woodburning insert in marble FP, 6 pc. ens., walkout basement w/above grade windows, walkouts to decks, pot lights, ceramics, stainless steel b/i appliances, 2700 sq. ft. of quality. \$799,000. Call **Rod*** or **Dinah***. 04-186-31



OFFICE SPACE AVAILABLE
 500 Sq. ft. and up. Call **Rod*** or **Dinah***.

RETAIL/COMMERCIAL SPACE
 1600 Sq. ft. Call **Rod*** or **Dinah***.