

"If You're Going To Be Selling Your House In The Next 6-12 Months, What You Do Right Now Could Mean A Difference Of Thousands Of Dollars -- Especially If You're Going To Be Buying Another Home . . ."

Georgetown (ON) - Even though your house isn't on the market yet, the buyer for your house is already starting to read the real estate magazines - just like you are right now.

A recent interview with Yvan Desjardins of Re/Max revealed several tips for anyone thinking of selling their Halton Hills area home.

"Most owners think that their homes will sell quickly. Everyone thinks that their home is special and will bring a good price. In fact, a lot of all new listings that go on the market eventually expire with the home still unsold."

If you are going to be selling your house in the next six months, there are some things you can be doing now that will help you get top dollar for your home when you do sell it.

You may be looking at this publication right now looking for the next home you are going to buy - even though you haven't sold the house you are in now. If that's the case, it's especially important for you to plan your move properly.

A special report has just been released which shows you step by step what you need to do to get ready to sell your house for top dollar quickly.

Here's some of what you'll learn:

- ◆ Why buyers love model homes and

how to make your house show like one.

- ◆ How to sell your house in as little as 24 hours - without even putting it "on the market"

- ◆ How a 25 cent upgrade could earn you an extra \$500 - \$1000 when you sell.

- ◆ How to find out what houses in any neighbourhood are really selling for - and how long it takes for them to sell.

- ◆ Why most real estate advertising

will never sell your house - and what to do about it.

- ◆ How to avoid the most expensive mistakes smart people make when they buy or sell a home.

- ◆ How to find out the current market value

of your home for free over the phone.

Yvan says the information in this report is the secret to his success in selling homes so quickly and the reason he is able to sell most of his

listings in less than 90 days.

To get a free copy of the guide for smart home sellers called "How To Sell Your House For Top Dollar Fast!" just call 905-873-7864 for a 24 hr free recorded message and your guide will be mailed today!

Compliments of Yvan Desjardins, Sales Rep., Re/Max Realty Specialists Inc., 905-877-2630.

Here's What You'll Discover In This Free Guide For Smart Home Sellers:

How to sell your house in as little as 24 hours - without ever putting it "on the market" . . .

Why most real estate advertising will never sell your house - and what to do about it . . .

Find out how much your house is worth - for free over the phone . . .



Why buyers love model homes and how to make your house show like one . . .

A little known designer's secret that could net you an extra \$500-\$1000 more when you sell your house . . .

How to find out what houses in any neighbourhood are really selling for - and how long it takes . . .

How to avoid the most expensive mistakes smart people make when they buy or sell a home . . .

For a 24 hr Free Recorded Message Call 905-873-7864

Before You Decide To Sell Your House - Listen To This Free Recorded Message

What you do in the six months before you put your house on the market can make a difference of thousands of dollars more (or thousands of dollars less!) that you realize from the sale of your home.

To find out the little things that can help make all the difference just call 905-873-7864 for a free recorded message 24 hours a day.



ROYAL CITY REALTY

Realtor

(HALTON) LIMITED

Independent Member Broker

25 MAIN ST. NORTH, ACTON
BUS. (519) 853-2074
BUS. (905) 450-9344

Broker/Owner*** Assoc. Broker** Sales Rep.*



DAMIAN NIKIC
 Broker/OWNER
 519-853-2074



MARVYN MORGAN
 Assoc. Broker
 519-853-2074



STEVE TANCOO
 Assoc. Broker
 519-853-2074



JOANNE VRANIC
 Sales Rep.
 Res. 519-853-0336

COUNTRY SECLUSION \$449,900

NEW **SOLD**

On the edge of town on 1.65 acre lot. Fully renovated Bungalow with finished lower level. Pleasing decor, modern kitchen. 40 x 30 heated garage PLUS 30 x 30 Barn with loft. Exceptional quality. Call **Damian Nikic*****. RCA04-128

VICTORIAN REPRODUCTION \$599,900

NEW **SOLD**

Outstanding craftsmanship, situated on 2 acres backing onto future Golf Course. Beautiful design boasting soaring 10 ft. ceilings. Impressive foyer, 3rd floor loft, 2 car separate garage with loft. Superior quality. Too many features to list. Call now - **Damian Nikic*****. RCA04-115

QUIET CUL-DE-SAC \$639,000

NEW **SOLD**

Over 4,000 sq. ft. of superior quality plus fully finished lower level with 2 walkouts. Large ravine lot backing onto greenbelt. 5+1 bedrooms, hot tub, sauna, plus many other luxurious features. Call **Damian Nikic***** for details now! RCA03-136

MAGNIFICENT 100 ACRE ESTATE \$799,000

NEW **SOLD**

North of Milton in heart of Niagara Escarpment, 3000 sq. ft. custom built residence, 4 fireplaces, spiral oak staircase. Award winning design. Just move in. Call **Damian Nikic*****. RCA04-120

"TRULY A SPECIAL HOME! \$319,900

NEW **SOLD**

Superbly updated home on quieter Crescent. Newer maple kitchen, walk-out to private fenced yard, hardwood floors thru-out, c/air, designer decor, upgraded bathrooms, some newer windows, new garage door w/opener, water softener. This home shows 10+, so many features - must see. Call **Damian Nikic*****. RCA04-136

"3.25 ACRE PROPERTY!" \$369,900

NEW **SOLD**

Custom built 1540 sq. ft. Bungalow on private, treed 350 x 405 ft. lot with long views. Features 4 car garage, finished bsmt incl. huge rec rm with walkout to patio, woodstove, 3 pc bath with sauna and 4th bedroom, master br with full ensuite, bright living/dining rm with 2nd walkout to 36 x 24 ft. wrap around balcony, curved open staircase to basement plus pond and 320 ft. long driveway!! HURRY!! Call **Steve Tancoo****. RCA04-130

"MINUTES FROM YORKDALE!" \$345,000

NEW **SOLD**

Gorgeous, well maintained brick Bungalow located on huge 130 ft. deep lot. Features new kitchen with tons of oak cabinets, living room with bay window, prof. finished rec room with second kitchen, 3 piece bath and gas stove, c/air, newer windows, roof '92, 100 amp service, ceramics throughout plus detached garage, long driveway fits 5 cars+ interlock walkway! Home is immaculate and shows 10+++! Hurry - call **Steve Tancoo***. RCA04-135

"COUNTRY IN TOWN!!" \$189,000

NEW **SOLD**

Huge 0.71 acre private, mature treed property with view of the lake. Features detached 2 car garage, country kitchen with woodstove, 3 bedrooms, living room with fireplace and long driveway. Perfect opportunity for Handyman or Contractor! Call **Steve****. RCA04-129

CITY LIGHTS AND SKYLINE VIEW!

NEW **PRICE** **\$225,900**

The ultimate in carefree living in this two bedroom and two washroom lower penthouse condo. Price includes pool, sauna, gym, rec room, 24 hr security, 2 parking spaces. The perfect package . . . with all the extras included! Ideal location for the professional! Don't delay, call **Joanne Vranic*** today! RCA04-132

3/4 ACRE FRONTING ON 4 STREETS

Excellent location near Olde Hide House. Zoned M1 light industrial, designated as special purpose commercial. \$259,000. Call **Damian Nikic*****. RCA03-144

CENTURY YOUNG \$219,900

NEW **SOLD**

78 x 185 ft. lot, 4 bedroom home overlooking wooded ravine. Charm of yester years. Call **Damian Nikic*****. RCA4-137

FOR LEASE

Downtown Acton Plaza.
 2400 sq. ft. -
 \$7.00/foot NET NET NET.
 Great location.
 Great parking.
 Call now - **Damian Nikic*****.

"JUST MOVE IN!" \$239,900

NEW **SOLD**

Gorgeous bungalow located on private, mature, fully fenced lot in quiet area. Features modern kit with tons of oak cabinets, pot lights, ceramics, dishwasher, bright LR with hrdwd floor, hrdwd under carpet t/out, newer windows & bathrm, beautiful huge bright rec rm w FP, pot lights, large windows, Berber carpet in '04 plus c/air, c/vac & Shed! Shows 10+++! Hurry, won't last - Call **Steve Tancoo****! RCA04-134

2+ ACRES FOR DEVELOPMENT \$850,000

Surrounded with new subdivision and plaza this parcel is ideal for townhousing development. Medium density zoning Acton east. Plus century brick home. Call **Damian Nikic*****. RCA04-125

CITY LIVING - \$187,500

NEW **SOLD**

Well maintained 4 bedroom home located minutes from Square One, features living room with w/out to yard, oak stairs, hardwood floors t/out, prof. fin. rec rm, MBR with w/in closet plus 4 appliances, 2 bathrooms, close proximity to parks & overlooks wooded area! Hurry! Call **Steve Tancoo****! RCA04-133