

Alan McPhedran, *Sales Rep.

RE/MAX REAL ESTATE CENTRE INC.

519-856-0135 1-866-616-0210



NEW \$279,000

FAMILY HOME - ROCKWOOD

Well kept 3+1 bdrm raised bungalow with finished basement with walkout to yard. Separate rec room w/gas FP, games rooms w/walk-up to garage. Garage is oversized, insulated & heated. Excellent for a growing family.

NEW \$519,000

CUSTOM BUNGALOW - 10 ACRES

Custom built 3+1 bedroom bungalow ist-tong on 10 secluded acres. Home shows 10++. Long list of upgrades and amenities including INDOOR HOT TUB and INGROUND POOL. This home must be seen to be appreciated.

NEW \$289,900

50 ACRE HOBBY/ HORSE FARM

Located between Arthur & Kenilworth right on #6 Highway. Solid 4 bedroom bungalow w/newer windows and H.E. propane furnace. 4 stall barn, paddocks etc. Priced to sell!

NEW \$189,000

50 ACRE PARCEL

50 acres vacant land. Mostly workable, some tile drainage, good building sites and pond site. Located between Fergus and Arthur at 7296 5th Line, W. Garafraxa. Priced to sell \$199,000.

NEW \$499,900

LIVE AT THE LAKE

Custom built 4 bedroom executive home, overlooks Lake Belwood. Large 1.33 acre lot. Long list of extras & upgrades incl. ceramic & hardwood floors, butler pantry, 2 gas FPs, formal living rm/dining rm, fully finished basement w/wet bar and full walkout. An exceptional home.

NEW \$349,900

47 ACRE HOBBY FARM

47 acres located N of Dufferin Rd. 3.35 workable, mixed bush. Butler Stream runs thru property. Well kept 1200 sq. ft. 3 bedroom, 2 bath bungalow. List price \$349,900.

Drop in and see our new office at 178 Alma St., Rockwood

www.home-ward.com www.HOME-WARD.COM

RE/MAX REAL ESTATE CENTRE

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RICHARD WARD
*SALES REPRESENTATIVE

WENDY BARNSTAPLE-WARD
**LICENSED ASSISTANT

e-mail: richardw@home-ward.com

\$249,000

ENJOY NATURE IN TOWN...

with views of conservation land & creek from your own backyard & living room. Well built "Fabbian" home boasting an exceptional Barzotti cherry kitchen, ceramics & hardwood. Keep cool indoors this summer with central air or enjoy the sunshine from the fenced backyard. Inlaw potential and great family neighbourhood. Call **Richard Ward*** 1-866-616-0210 today! PIC-05

\$254,900

SOLD

FAMILY APPROVED NEIGHBOURHOOD!

On a very quiet street just outside of Guelph. Enjoy many fabulous upgrades in this 3+1 bedroom bungalow including hardwood flooring in the kitchen, built-in dishwasher and pantry plus plenty of counter space. Walkout patio doors to rear deck with trellis-like awning for shade & super-sized fenced yard. This home also features central vac, central air, newer roof & windows. Take advantage of the extra room for the kids in the finished basement. Recently paved and widened driveway plus attached garage. Call **Richard Ward*** 1-866-616-0210 & visit www.home-ward.com LAN-05

\$289,000

MAKE NATURE YOUR NEIGHBOUR!

What a fantastic location. There's plenty of room to spread your wings in this 4 bedroom family home on a 66x132 ft. lot. Located on a desired street in the picturesque south end Village of Rockwood. Only steps to the Conservation Area. Enjoy the summer months in your private, mature treed backyard with extensive decking & above ground pool. Take advantage of the large bright, country kitchen, floor-to-ceiling brick, woodburning fireplace & invite the guests to stay in the lower level finished living space. Complete with paved driveway and attached garage. Come & see for yourself. Call **Richard Ward*** 1-866-616-0210 today! CAM-05

\$169,000

LAND

Industrial/Res building lot. Driveway has to be put in for final severance. Close to new high end subdivision in Crewsons Corner. Located between Acton and Rockwood on Highway 7. House and land next door. Can also be purchased as a package or separate. Call **Richard Ward*** 1-866-616-0210. SHE2-03

1st AD \$219,900

HOME WORK REQUIRED

Large lot on mature street in Georgetown, close to all amenities. This home is in need of TLC; what a gem for the handy person. Features include 4 bedrooms & family-sized kitchen. Includes all appliances plus built-in dishwasher & microwave. Recent updates include: gas furnace, roof and windows. Call **Richard Ward*** 1-866-616-0210 & visit www.home-ward.com COL-05

\$356,000

INDUSTRIAL/COMMERCIAL

Clean span building presently used as autobody repair but many uses available. Down draft booth, 2 compressors, oil sep. floor drains, large fenced compound yard. 2200 sq. ft. building on .8 acre with room for expansion. Thriving north Guelph industrial area. PUP-05

www.home-ward.com www.HOME-WARD.COM

"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.