

**Alan McPhedran, \*Sales Rep.**

**RE/MAX REAL ESTATE CENTRE**

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 \$879,000**

**68 ACRE ESTATE/HOBBY FARM**

5 bedroom custom built home, exceptional quality throughout. 68+ acres, mostly workable, large bank barn & addition. Property shows 10+++ . Call AI@ 1-866-616-0210 for details.

**\$359,900**

**1840 STONE/LOG HOME**

A rare opportunity to purchase an 1840 stone/log home. Very private lot in Hamlet of "Eramosa". Well kept home, w/walkout bsmt, 2 outbuildings - 20x40 garage/shop (2 sty + heated), 40x80 shed w/shop, inground pool. Minutes to Guelph or 401.

**\$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.

**\$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.

**\$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.

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

**RE/MAX REAL ESTATE CENTRE**

905-877-5211 1-800-834-5516

Bonnie Sturgeon, Sales Rep. 519-833-2099

Liz Crighton, Sales Rep. 905-702-7694

For more go to [www.lizcrighton.com](http://www.lizcrighton.com)

**BIG SHOP, BUNGALOW & BIG YARD \$289,000**

Just South of Erin Village. Bright and sunny house with open concept living space. Combine this with a great 24' x 48' shop and .56 acre property and you have a winning mix. Room to park your big truck if you want ... and still have a large play area for the kids. Owned by the same family for 24 years and all the important things have been maintained and upgraded. MLS#X643082. 122-05

**4 BEDROOM FAMILY HOME IN GREAT NEIGHBOURHOOD \$329,000.00**

Come to the Village of Erin! Enjoy a lifestyle you thought only available in "Leave it to Beaver re-runs. 4 bedroom immaculate home that has been properly maintained by the same family for many years. Walking distance to schools, shops, parks... everything. Bright and sunny open rooms, wide hallways, good closets, insulated double car garage...and no sign of Eddie Hascall! [www.lizcrighton.com](http://www.lizcrighton.com) MLS# X649471 135-05

**GIVE ME A HEAD WITH HAIR! SALON IN HILLSBURGH**

After 11 successful and happy years in business, the owners are retiring... but have offered to help in the transition so that you can enjoy this busy and growing establishment. 3 stations, 2 basins, friendly, bright and airy space with a helpful landlord. Wonderful location with great parking. It is the place to be in town! Hairitage Place - Please call to see our business. 119-05

**FAMILY HOME BACKING ONTO STREAM \$298,000**

This is what living in a Village is all about! Quiet street, Totally Private big backyard with a little stream running through the back...and walking distance to everything, school, park, community centre & stores. This spacious 3+1 bdrm home is beautifully maintained & upgraded. Fenced yard with a great deck, maple floors in the living room & dining room. 2 gas fireplaces, double car garage. 200 amp service, new septic bed 1999. Move your family to the country for the summer!! MLS #X604038. 038-05

**ERIN (HIDDEN) TREASURE!! - \$215,000.00**

Pull out a map... this little house is tucked away right in the middle of the Village! Walk to everything; enjoy wonderful privacy and a big back yard. This 4 bedroom house will not be on the market very long. Act quickly and enjoy the summer in your first Home. Newer Roof 2004 / Windows 2001, furnace 1999 hwt-1999 owned. 147-05

**\$498,000.00 BEWARE THIS IS NOT WHAT YOU WERE LOOKING FOR!!!**

...but 8th line south of the Village of Erin...you know, where the hardwood meets the road, 2.48 acres of the prettiest land you could find. Oh and there is an Architecturally Dynamic Log house too! Total Privacy...And Quiet, Well Except for the Darn Pileated Wood Pecker Out Back! 3 min. to Golf and 10 min. to skiing. MLS# X650196 (www.lizcrighton.com) 138-05

## "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.