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View interior photos at irisirwin.ca

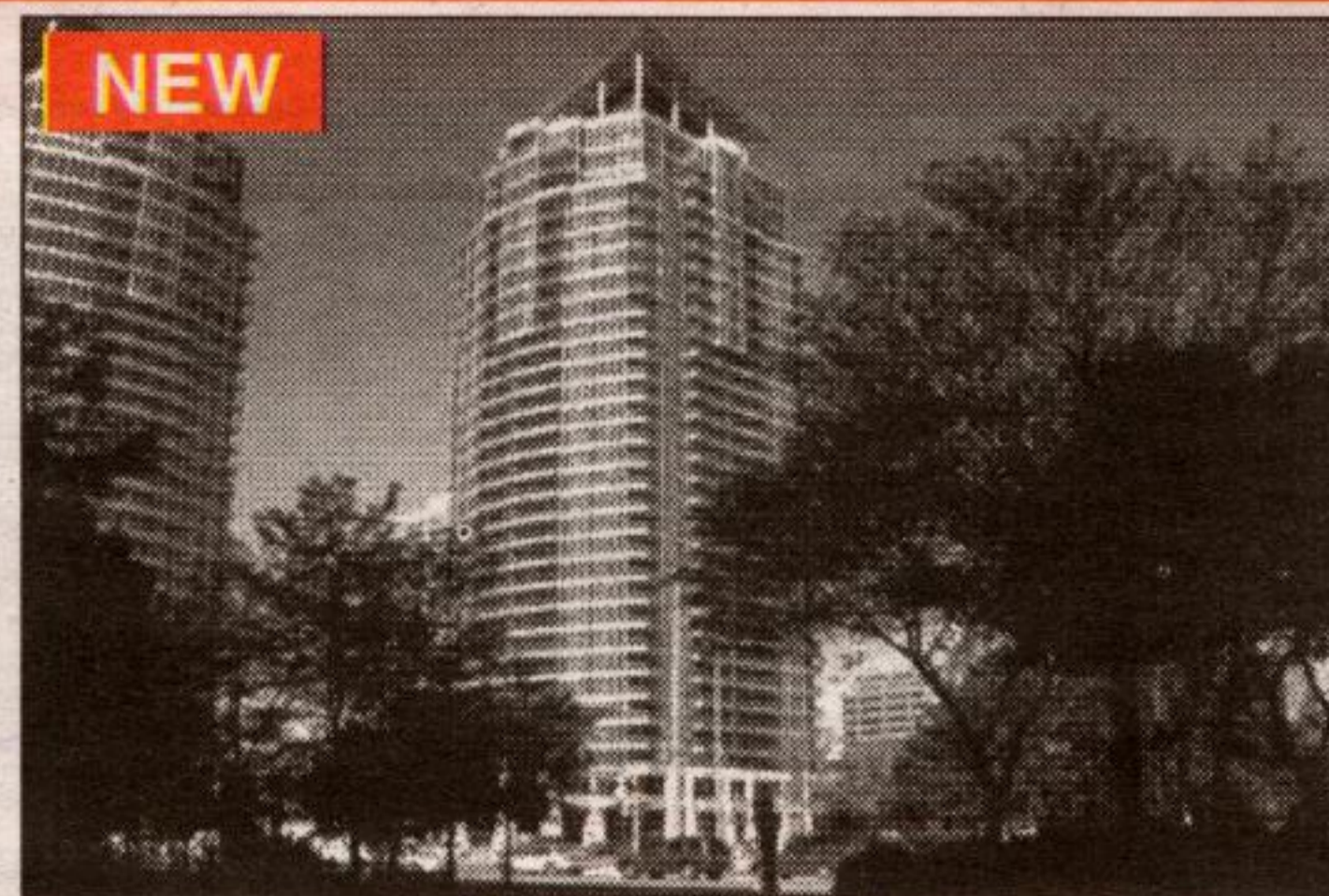
(905) 877-5165

FALL MARKET IS HERE!!



BACKING ONTO CEDARVALE PARK

On quiet court with ravine access in your own backyard! Open concept liv/din rm w/picture window overlooking ravine & w/out to deck, hrdwd flrs throughout main lvl, eat-in kitchen, huge master, fin bsmnt w/fam rm & gas f/p w/custom entertainment nook & office w/built-in desk & file drawers. W/out from bsmnt to deck & amazing gardens, windows (2003), roof re-shingled 2002. Shows 10+++ \$329,900. 05-555-30



LUXURIOUS DANIEL'S CONDO

In the heart of Mississauga. Open concept liv/din rm w/hrdwd + den, 2 bathrooms, gorgeous kitchen w/brkfst bar & ceramics. All amenities including: pool, gym, hot tub & much more! \$194,900. Call Iris*. 05-590-99



PRISTINE COUNTRY SETTING WITH TWO PONDS

Muskoka without the drive!!! Spectacular custom home on 1.49 acre private, treed lot with 2 ponds, extensive gardens. Open concept design featuring unique structural details - illuminated coffered ceiling in great room, bay window and w/o to solarium with south views, covered balcony, separate master suite, 3 more bdrms, entertainment size dining room, eat-in kitchen, family room with woodstove, 2nd kitchen, 4 pc in lower level - great inlaw potential. One of a kind close to town. \$579,000. 05-514-30



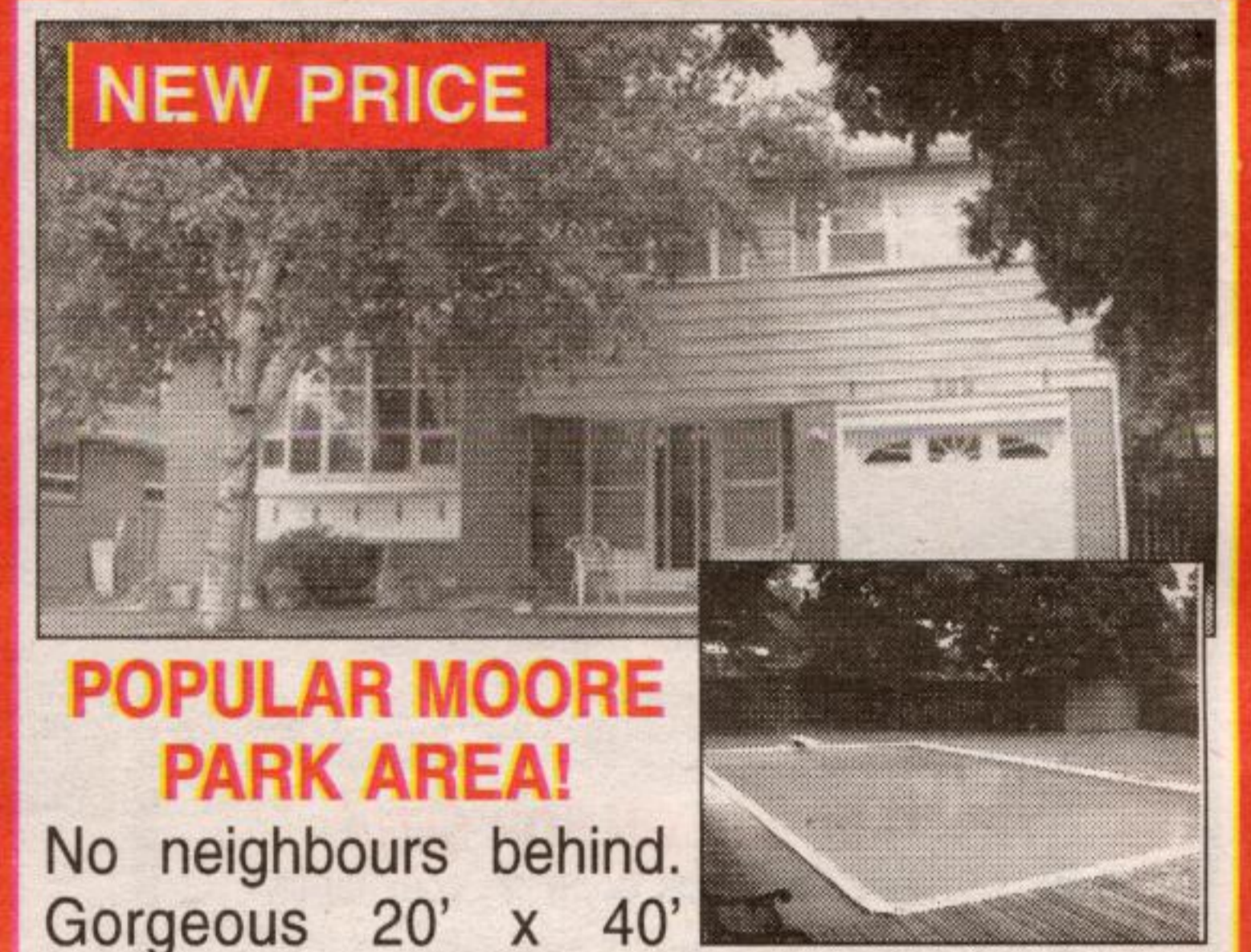
DELIGHTFUL STARTER TOWNHOME

Located in very popular location, close to mall, schools, etc. Freshly decorated, hardwood floors, eat-in kitchen has W/O to fenced yard. End unit. Iris Irwin*. 05-558-30



POPULAR OPEN CONCEPT DESIGN

Tribute built approx. 2800 sq. ft. open concept family room with cathedral ceiling, gas fireplace, large eat-in kitchen. Large deck in backyard. Super family home! Popular Nevis Model - a beauty at \$409,000. 05-518-30



NEW PRICE

POPULAR MOORE PARK AREA!

No neighbours behind. Gorgeous 20' x 40' inground pool, 2 tier deck. Huge master bedroom, two bathrooms, gleaming hardwood, updated furnace and central air. Great buy at \$289,900. 05-537-30



NEW PRICE

BACKING ONTO THE PARK!!!

It's got it all - curb appeal, beautiful backyard, all on a great street! Ceramics in the foyer and kitchen and hardwood throughout the living/dining and family rooms. Open concept kitchen/family room with gas fireplace. New neutral, quality carpet July 05 on upper level. Master with walk-in closet and ensuite. \$319,000. Iris Irwin* 05-526-30



NEW PRICE

STUNNING OPEN CONCEPT!

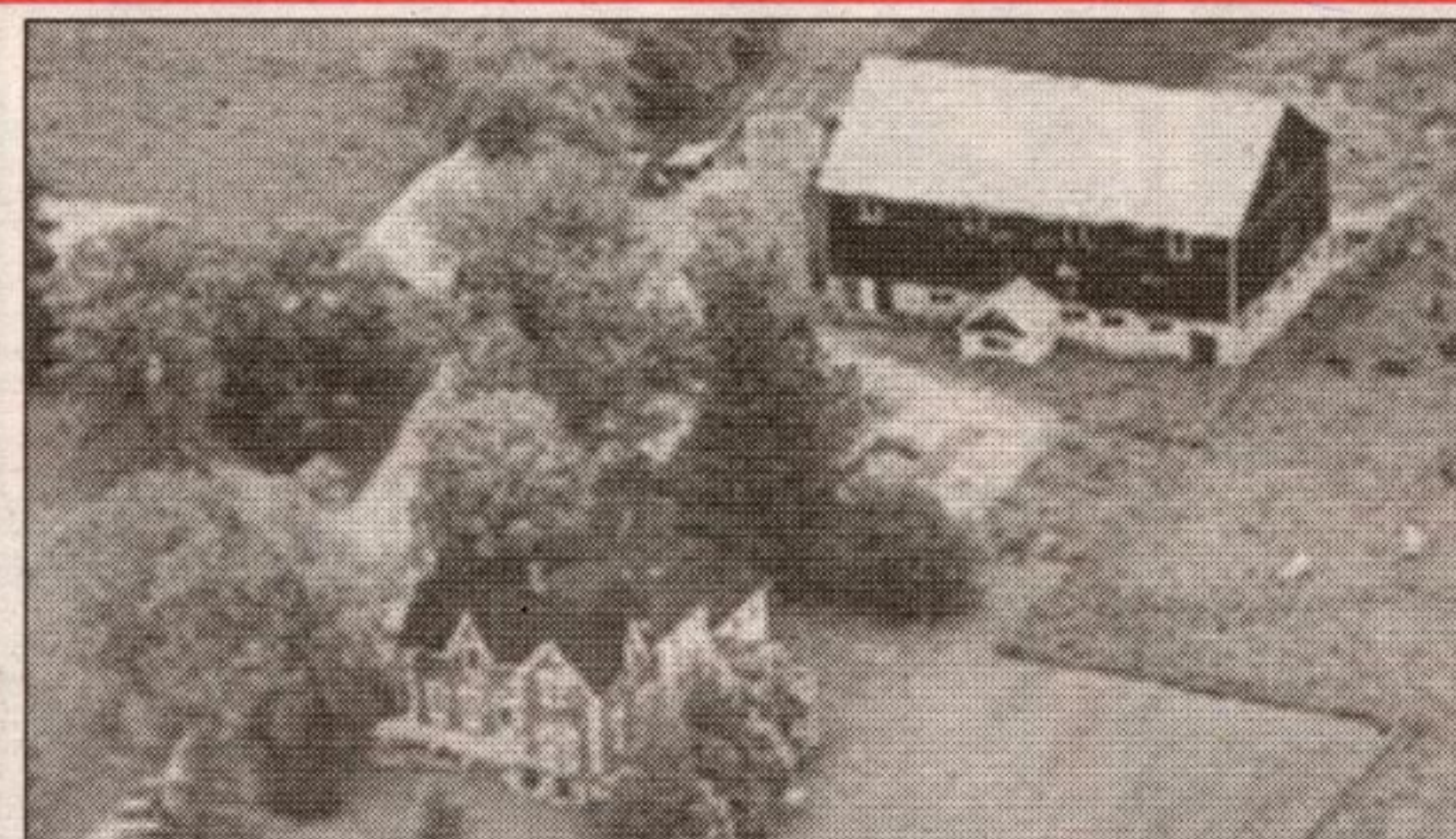
Superb upgraded home on quiet crescent, edge of town! shows to perfection, approx. 2900 sq. ft. with soaring ceilings on main level, gleaming 3/4" hardwood, ceramics, main floor office, maple kitchen cabinets, breakfast room with w/o to fenced yard, butler's pantry, soaker tub in master ensuite. Garage is drywalled and has separate 60 amp service. Charming front porch for those long summer evenings!!! \$419,000. 05-543-30



NEW PRICE

SPECTACULAR FREEHOLD TOWNHOME

Luxurious Greenpark end unit in Burlington. Gorgeous gas fireplace in living room, laminate and track lighting. Lovely kitchen with ceramics and walkout to yard. Top quality broadloom upstairs, designer decorated and beautifully appointed. Master with 4 pc ensuite and walk-in. Includes all 5 appliances. Sought after location - new area, near park. \$259,900. 05-509-99



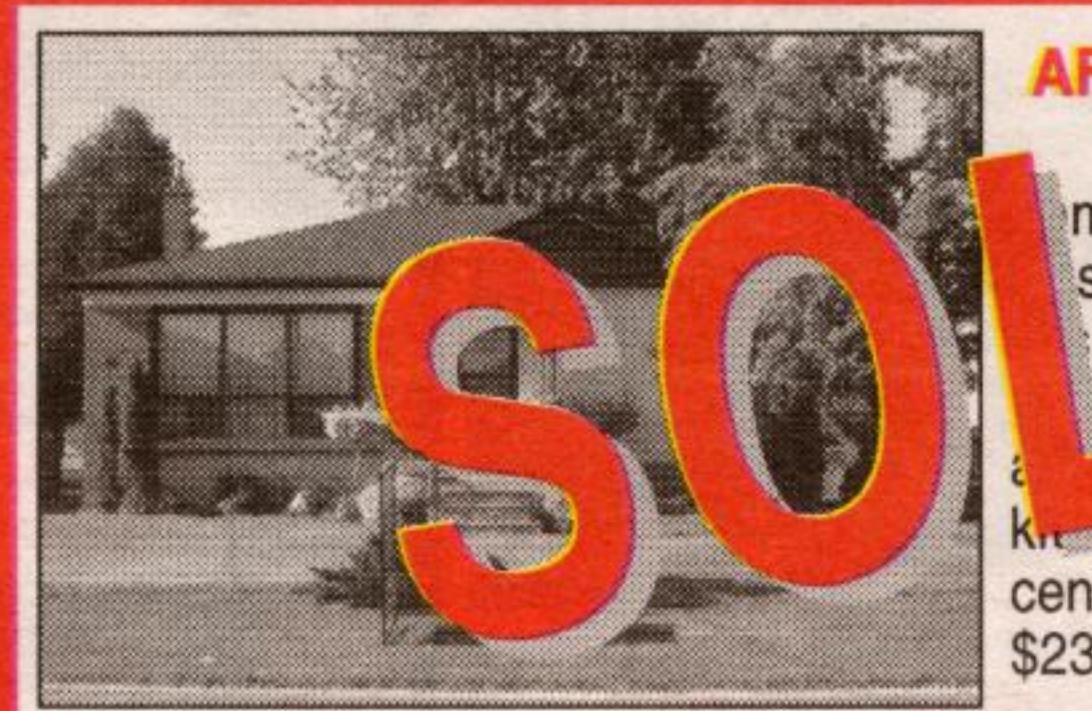
98+ ACRES IN HALTON

Outstanding working farm 5 mins. to 401/407 between Georgetown and Milton, outside greenbelt and in future growth area. Rolling land, pond site, some bush, good outbuildings, 1892 brick Victorian farmhouse in superb condition, 4 bdrms, 3 baths, 9 ft. ceilings, many updates including furnace, shingles, plumbing, electrical. One of a kind!!! \$3.1M. Ask for Iris Irwin* to view. 05-255-30



QUAINT SETTING ON 1.3 ACRES

Cottage living all year round just 10 minutes to GO Train on approx 1.3 acres 10 mins to GO Train, estate subdivision in area of fine homes, quiet court. Just gorgeous 4+1' bdrm, 4 baths, beautiful big eat-in country kitchen open concept with family room, 2 walkouts to wraparound deck. Fin basement with walkout. Prof decorated, mature landscaping, A/G pool is 4 yrs old. Just a beauty - you won't be disappointed!!! \$439,000. Call Iris Irwin* to view. 05-276-31



AFFORDABLE DETACHED

macula 3 bdr on first ss street close all amenities, updated and cared for most and re-done, oak kitchen cabinets, central air, central vac - It's a Beauty at \$239,800. 05-397-30



OPEN CONCEPT W/MARBLE KITCHEN

Better in new area, upgraded to perfection, lovely 3 bdrms, superb bdrm, central location, gorgeous white kitchen with laminate floors, open concept living/dining area with walkout to yard, neutral carpet, hardwood floors, ceramics in bathrooms, basement ready to finish. Close to park. Flexible closing. \$239,900. 05-459-30

WHEN PERFORMANCE COUNTS...COUNT ON A TOP PERFORMER!