



**ALAN
MCPHEDRAN**
*SALES REP

**RE/MAX[®]
REAL ESTATE
CENTRE
INC.**
519-856-0135
toll free **1-866-616-0210**
www.townandruralhomes.com



**RICHARD
WARD**
*SALES REP

NEW PRICE \$199,900



5.7 ACRE BUILDING LOT
Excellent 5.7 acre lot. Good building sites. very private, paved road, located on 6th Line just south of Wellington Rd. 22. **Vendor says sell!!** Call Alan McPhedran*.

\$299,900



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

\$589,000



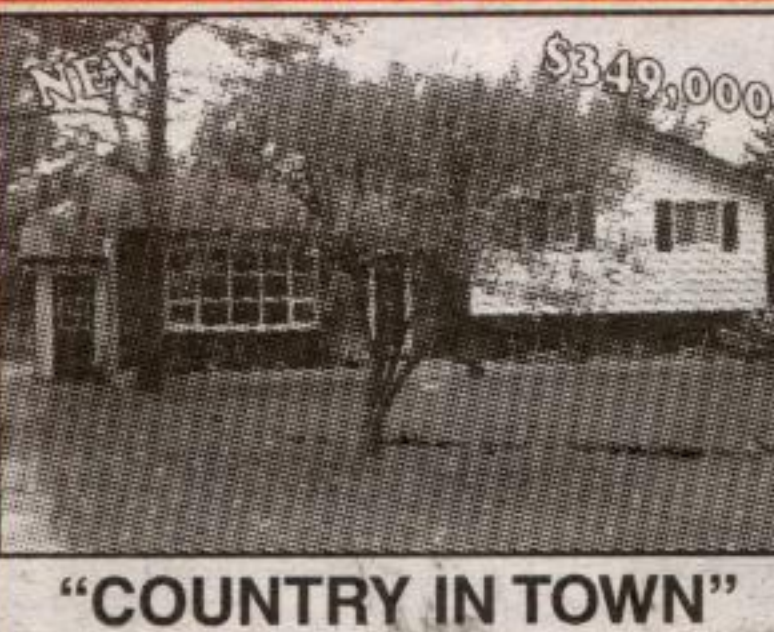
YOU DESERVE ONLY THE BEST \$589,000
Hobby horse farm with a truly unique "estate-like" home. 3,000 sq. ft. multi-level home boasts a 2 storey central fireplace, gleaming hardwood floors, and many walkouts overlooking the 10 scenic acres of Erin countryside. Be impressed with this home's uniqueness and luxurious finishes. Inground pool and 4-5 stall horse barn with fenced paddocks offers something for everyone. Conveniently located N. of Acton only 25 mins. to "GO" station. Call Richard Ward* 1-866-616-0210. www.homeward.com

\$749,000



GREAT LOCATION...
just outside of Ballinfad. Long, private laneway 700 ft. from Trafalgar. Large bank barn with 6 box stalls and 3 standing stalls. Pretty-rolling land with terrific views. Call Richard Ward* 1-866-616-0210 and visit www.homeward.com PIL-05

**OPEN HOUSE SUNDAY 1-3
118 THATCHER**



"COUNTRY IN TOWN"
Located at 118 Thatcher Cres., Rockwood. This well kept 3 bedroom sidesplit sits on a VERY PRIVATE 132 x 132' lot. Added bonus is a heated/detached shop & office. Perfect for a home based business. Call Alan* or Richard*.

\$169,900 - 1.2 ACRES
Industrial land located on Hwy. 7 between Acton and Rockwood. House and land next door. Can also be purchased as a package or separate. Call Richard Ward* 1-866-616-0210. SHE2-03

NEW PRICE \$319,000



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. Call Richard Ward* 1-866-616-0210. PUP-05

NEW PRICE \$164,900



IMMEDIATE POSSESSION AFFORDABLE LIVING
Steps to the Conservation Area, backing onto woodlands. Clean, freshly painted 3 bedroom townhouse. Den on main level with walkout to patio area with country views. Great townhouse only minutes to Guelph and to 401, in the Village of Rockwood. 3 bedrooms, 2 bathrooms. Call Richard Ward* 1-866-616-0210 www.homeward.com BUR-05

94.38 Acres Near Caledon Village. Presently zoned agricultural. \$299,900.
Call Richard Ward* 1-866-616-0210

**RE/MAX[®]
PERFORMANCE REALTY INC.**
Direct Line:
**87REMAX
(877-3629) OR**
Office Pager:
(905) 840-8400

ANGIE CORMPILAS
Broker - Re/Max Lifetime Achievement

#1 Georgetown Realtor for Listings SOLD
1998, 1999, 2000, 2001, 2002, 2003, 2004
#1 Re/Max Agent in Georgetown units SOLD,
1998, 1999, 2000, 2001, 2002, 2003, 2004
#1 Georgetown South EXPERT

www.realestategeorgetown.com

Houses for Sale:
Details in Weekend Edition of this paper or Call Me Today!

- | | |
|------------------------------|---|
| Georgetown South - \$499,900 | Craig Cres. - Triple Garage! Fin. Bsmt |
| Georgetown South - \$419,900 | Smith Dr. - Finished Bsmt, Huge Lot |
| Georgetown South - \$469,900 | Craig Cres. - Wide Lot |
| Georgetown South - \$349,900 | Roane Dr. - Nice Yard, Quiet Street |
| Georgetown South - \$427,500 | Samuel Cres. - Huge Pie Lot |
| Georgetown South - \$384,900 | Standish St. - Part. Finished Basement |
| Georgetown South - \$359,800 | Harrop Ave. - Finished Basement |
| Georgetown - \$599,900 | 22nd Sdrd - 5 Acres, Workshop |
| Georgetown - \$699,900 | 15 Sideroad - Luxurious Bung. on 1 Acre |
| Georgetown - \$514,900 | Arborglen Dr. - Backs Onto Ravine |

#1 RE/MAX FEMALE REALTOR IN CANADA



RE/MAX[®] REAL ESTATE CENTRE INC.

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

For more go to www.lizcrighton.com



Bonnie Sturgeon, Licensed Assistant 519-833-2099
Liz Crighton, Sales Rep. 905-702-7694

OUR FEATURE VILLAGE HOMES

\$279,900



GREAT LOCATION IN ERIN VILLAGE
This comfortable spacious 3 bedroom family home features private fenced yard, spacious rooms, updated kitchen, hardwood floors, newer windows, gas fireplace in family room, new furnace 2004, central air and large double car garage with walk-in to house. All this, plus everything within walking distance to Schools, Parks, Community Centre and Shops. Move in before the snow flies. MLS# X739216 332-05

\$267,000



COMPLETELY RENOVATED HOME, OUTSTANDING SHOP!!
Wonderful 3 bedroom maintenance free home on great lot with two double driveways, one being on a quiet side street, and loads of parking. Outstanding shop 20'x40' with two loading doors and 100 amp service. Super clean and well kept home ready to move right in featuring central air, newer high efficiency gas furnace, gleaming maple hardwood floors, newer windows, gas stove, main floor laundry and 2 washrooms. Worth the drive to Hillsburgh. MLS#X703822 250-05

NEW PRICE \$309,000



SPACIOUS RAISED BUNGALOW \$309,000
Tucked away behind a huge cedar hedge is a lovely private home with a country feel but walking distance to the Village of Erin. Wonderful fenced backyard with pretty on-ground pool. Thousands spent recently on new front entrance and landscaping. Open bright and spacious bungalow with separate entrance to basement apartment. Good windows, good roof, great kitchen with tons of cupboard space. Bring your Family and buy a really big Christmas tree this year!!! MLS # X752489 364-05

\$259,000



SPACIOUS 3 + 1 BEDROOM ERIN BUNGALOW \$259,000
I bet your Christmas tree would look great here!! This is a spacious Family all Brick bungalow in a great location within walking distance to everything our little village has to offer! Open concept design with big windows in every room for a happy bright and sunny home. Hardwood floors, new designer kitchen, finished basement with 2nd washroom. Private and fully fenced backyard for tons of fun! MLS # X767850

\$279,900



COUNTRY HOME ON 1.18 ACRE LOT
Feast Your Eyes on this beautiful property all completely fenced and private. Room for a Large Family in this 2 storey home, with a second kitchen upstairs, eat-in Kitchen on main level and a walk-out from the basement. Newer drilled well and newer oil tank. Wheelchair accessible at front of house. Lots of lovely gardens and creative art work to enjoy... Follow the parade. MLS#X751799 363-05

\$330,000



BIG BUNGALOW, PERFECT LOCATION \$330,000
All brick bungalow with a new roof. This totally private setting in the hamlet of Ballinfad is walking distance to everything - Park, Community Centre, Post Office and Shops. The home is bright, spacious and well maintained with great lot. Home occupation in garage (on its own septic system). Huge paved driveway, lots of parking. Separate entrance to the basement, (was at one time an apt.). Shop 6.11 x 3.86 MLS#X704819 424-05

WE BRING FAMILIES TO ERIN!