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ROYAL LePAGE
Meadowtowne Realty
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Certified Luxury Home Marketing Specialists**



Spacious & Spotless
\$205,000

This well maintained, 3BR 1 1/2 Bath, townhouse features: main floor family room with laminate flooring and slider walk-out to deck and private fenced yard with pond; eat-in kitchen, neutral broadloom in the combination Living room and Dining room and convenient location. Includes all appliances!



Great Starter Home
\$254,900

Well maintained 3BR, 2 1/2 Bath home is all ready for you to move in! Features include: neutral decor, eat-in kitchen with slider walk-out to newer deck, large Master with 3 pc ensuite and walk-in closet, recently renovated rec room with many built-ins and dry bar, and heated single car garage.



The "Yorkshire"
\$299,900

Just move in to this immaculate 1579 sq. ft., 2 year old, 3 bedroom, 2-1/2 bath family home. Located in a great neighbourhood in Acton East, this home boasts a large kitchen with breakfast area, slider walk-out to a fully fenced yard and centre island opening on to the great room with gas fireplace and adjoining dining room. This home shows 10++.



Country In Town
\$329,900

Enjoy the privacy of this large 239 ft. x 132 ft. treed lot just walking distance to central Rockwood. This 3+1 BR 2 Bath bungalow has a pine Kitchen with centre island, Master BR with 3 pc. ensuite, walkout from 3rd BR to Sunroom and extensive deck with above ground pool. Finished basement has a 4th bedroom, large L-shaped Rec room and slider walk-out.

Get an Early Jump ...

Are you planning to sell your home this spring? As we head into the year's busiest real estate season, ensuring that your home is in its best condition will help attract maximum interest. Here are some tried and true steps to follow:

Find a real estate agent. This person will be your partner in selling your largest asset. Find someone experienced, attentive and committed who knows the market, is a good negotiator, has a marketing plan and can put the strength of an established firm to work for you. Read the newspapers and speak with friends and colleagues for suggestions. A great place to start your search is by calling your local Royal LePage office or visiting www.royallepage.ca.

Start cleaning out the extras. Putting your house on a diet can start by using the extras in the freezer and parting with old newspapers and magazines. Don't buy what you don't need and consider that everything that's used up or given away is one less thing to move. Choose a drawer, shelf or storage bin, and begin streamlining, a little bit at a time. Seasonal changes can create great opportunities for sorting unworn clothes. You'll be happy to have less on moving day and your closets will look bigger to potential buyers. A garage sale is a great way to organize before your house is being shown.

Think like a buyer. This can be the hardest step for many. We love our homes and generally assume others will love them too. Accept that potential buyers have different tastes. They consider the features of a house in a way that you won't until it's your turn to buy. To help others see your home's potential, consider hiring a stager or "fluffer"

who can help determine what, if anything, to change. There are several areas house staging tips experts suggest you consider: Clean and remove clutter, put away personal items like photos and trophies, freshen and neutralize your colour scheme, make your entrance way appealing, eliminate pet and food odours, enhance the illusion of space, create a modern feel, remove pets for showings, and beautify your backyard. See the 2005 Royal LePage House Staging Report for more information.

Fix what's broken or damaged. Armed with the advice of your Realtor and house stager, determine what house maintenance is in order. To pass a home inspection, certain things may need to be fixed. Doing them now will ease your burden later and improve your sales opportunities. The time it takes to paint the baseboards in your foyer is nothing compared to the positive impression you may create the day of your first showing.

Finally, celebrate. Don't forget to enjoy your home in the last months you're there. A new adventure is waiting for you, and you'll enjoy it more if you've made some lasting memories to carry with you.

Every effort has been made to ensure the accuracy of this article. However, the information provided is general in nature and those with specific questions should seek professional advice that meets their particular requirements.

Denise Dilbey is a sales representative with Royal LePage Meadowtowne Realty. She can be reached at 1-866-865-8262 or ddilbey@royallepage.ca

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NEW

SUPERB UNIT ONLY \$143,500!!

A beautifully cared for unit in a great location! Only seconds from the City Centre, Chinguacousy Park, and transit. A clean and well maintained building with great amenities, including a pool! 2 bedrooms, eat-in kitchen, walkout to large open balcony. Why wait, but now!

Call **Elizabeth Doell*** for your appointment.

RENTAL

FOR RENT HISTORIC HOUSE

Gorgeous 2 bdrm units, private yard, gas FPs, eat-in kitchen & ensuite laundry, 9 ft. ceiling, hardwood floor, \$1100 and \$1200/month plus utilities.

Call **Elizabeth Doell*** for details.

UPGRADED & UPDATED \$272,500

Wonderful brick bungalow centrally located, 3 bths, wonderful pine kit., gas FP, fin. bsmt., garage, i/g pool. 06-150-30

Call **Elizabeth Doell*** for more information.

\$459,900

STATELY AND IMPRESSIVE

Wonderful upgraded home in Hillsburgh. Huge 1/2 acre lot, fully fenced in estate subdivision overlooking the Village. Tons of features, including maple & cherry floors, 4 bedrooms. Master with lovely ensuite bath. Heated & insulated 2 car garage. Huge kitchen overlooking the beautiful lot and gardens.

Call **Elizabeth Doell*** to view this great property.

DYNAMITE TOWNHOME ONLY \$189,900

This unit is a real looker! Huge eat-in kitchen, finished bsmt, 2 baths, gas fireplace, huge deck and private yard. Low maintenance fees include cable, sewer and water! Wow - This won't last .

Call **Elizabeth Doell*** to view this home.

LAST LOT AVAILABLE IN EXCLUSIVE ESTATE! 5.4 ACRES! \$359,900

Fabulous lot located close to town, just north of the Glen. Pond, trees and rolling land surrounded by 40 acres private parkland exclusively owned by the property owners in this wonderful small development. Act today, this is an opportunity of a lifetime. 05-668-VL

Call **Elizabeth Doell*** for more information.

2 VACANT LOTS OVERLOOKING GREENBELT AND RAVINE

WOW! Vacant lots starting at \$124,900. 2 lots available. Located on quiet crescent overlooking ravine/greenbelt. Buy now, build in the spring.

Call **Elizabeth Doell*** for details.

CARRIERS NEEDED

GEORGETOWN

Raylawn Crescent
 Weber Drive
 Baylor Crescent

ACTON

Cobblehill Road
 Holmesway Place
 Dairy Drive
 Division Street
 Clare Court

If interested, please call
CIRCULATION
905-873-0301