

# REPEAT PERFORMANCE: WE SOLD OVER 120 HOMES AGAIN IN 2005. THE BENEFIT TO YOU: WE GET RESULTS!



**DAVE KRAUSE\***



**SOLD**  
**KRAUSE**  
Sales Representatives  
**RE/MAX**

**RE/MAX REAL ESTATE CENTRE INC.**

**905-877-5211** Toll Free 1-800-834-5516

**GO TO** [www.davekrause.com](http://www.davekrause.com)  
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**What Is A Miracle Home?**  
When we assist you in Selling or Buying your home, we donate a part of our commission to Sick Kids Hospital. Why not make your home a 'Miracle Home'.

Give us a call today.



Dave & Mike Krause support The Children's Miracle Network



**Mike Krause\*, B.B.A.**



**FISH THE CREDIT RIVER FROM YOUR OWN BACKYARD**  
This 2+ acre property is professionally landscaped and offers 330 feet frontage on the beautiful Credit River in Norval. Features include detached 3+2 bdrm, 2 wsrn bungalow with renovated eat-in kitchen, stone fireplace in living room, spacious dining room has w/o to 22x7 ft deck overlooking the property, newer roof, semi-ensuite, walk-out basement with lots of bright windows, lots of privacy, many trees, 2.5 car garage plus a 30x28 workshop, close to 401, 407, Georgetown, Brampton and Mississauga. Call **Dave\*** or **Mike Krause\***.

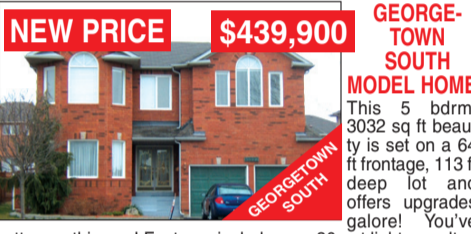
**GREAT HOME FOR THE EXTENDED FAMILY**  
Located on a quiet street in Acton. This 4 bdrm, 4 washrooms, 2 car garage home has all the upgrades and space you'll need! Features include fully fenced oversized private yard, large kitchen with loads of oak cupboards, ceramic flooring in foyer, kitchen, dining, laundry rooms and 3 wsrms, gas fireplace in living room, finished rec room with 2 pc. wshr, mstr. bdrm offers full ensuite & w/i closet, loft for extra space with skylight, M/F laundry, crown mouldings, all freshly painted. Shows great! Why wait? Call **Dave\*** or **Mike Krause\*** right away for your personal viewing.

**NEW** **\$374,900**

Another Georgetown South Home

**SOLD**  
BY DAVE\* & MIKE\* KRAUSE\*

74 WEBSTER WAY, GEORGETOWN



**Why not let us sell yours too?!**

**WHICH DREAM DO YOU HAVE?**  
Most versatile property we have ever seen. Builders, developers, investors. Halton Hills Ballinafad. Your dream property. All on approx. 12 acre corner property, 2 paved road frontages. 1260 ft on 32 Sideroad, 650 ft on 5th Line. 4 hole golf course, grow plants in the greenhouse, orchard, two workshops, modern barn with hay loft, 3 bedroom home with walkout. Plus much more. \$589,000. Come and see your future dream. Call **Dave\*** or **Mike Krause\*** for your personal viewing.

**MODEL HOME**  
This 5 bdrm, 3032 sq ft beauty is set on a 64 ft frontage, 113 ft deep lot and offers upgrades galore! You've gotta see this one! Features include over 30 pot lights, vaulted ceilings, spacious rooms, juliet balcony, b/i entertainment centre and gas fireplace in family room, all custom blinds, freshly painted, 5 pc ensuite & w/i closet in mstr bdrm, crown mouldings, ceramics in foyer, wsrms and kitchen, m/f laundry, double car garage with access to house, partially finished rec room with office area, professionally landscaped yard with 36x12 ft deck and hot tub. Truly a great value and well cared for family home! Call **Dave\*** or **Mike Krause\*** right away.

**NEW** **\$289,900**

**ACTON DETACHED - INGROUND POOL!**  
Too many features to list! You've gotta see this one! Fully fenced private backyard with inground pool (liner '03), some newer windows, quiet street, single car garage, newer furnace & a/c, hardwood flooring in living, dining and family rooms, w/o to yard from both family room and kitchen, french doors, finished rec room offers 5th bedroom and spacious entertainment area. 4 spacious bdrms upstairs, master with semi-ensuite, main wshr with jacuzzi tub, newer roof shingles. Large eat-in kitchen with oak cupboards and laminate flooring. Yard has lots of landscaping including pond area, gas fireplace in family room. Shows great! Call **Dave\*** or **Mike Krause\*** right away for your personal viewing.

**\$479,900**

**EXECUTIVE HOME IN GEORGETOWN SOUTH**  
This all brick four bedroom executive home in Georgetown South is located on a quiet crescent on an oversized lot located close to schools & parks. Features of this home include hardwood floors, large eat-in kitchen with walkout to a professionally landscaped backyard with a heated inground pool, hot tub & patterned concrete patio. Professionally finished basement with a rare 6.0 x 5.18 sub basement. Other features include vinyl windows, pot lights, 6 car parking. Security cameras. Listed at \$479,900. Call **Dave\*** or **Mike Krause\*** right away for your personal viewing.

**1ST AD** **\$299,900**

**DETACHED NEWER BEAUTY ON QUIET CRESCENT**  
This 3 bdrm, 4 wshr home is gorgeous and offers ensuite and w/i closet in mstr bdrm, laminate flooring and gas fireplace in living and dining rooms, spacious eat-in kitchen offer breakfast bar, ceramic flooring and w/o to fully fenced private backyard and deck. Finished rec room with 2 pc wshr, California shutter, C/air, gas BBQ hookup. You'll want to see this one! Call **Dave\*** or **Mike Krause\*** right away for your personal viewing.

**\$419,500**

**QUIET CRESCENT GEORGETOWN SOUTH BEAUTY**  
This 4 bdrm, 4 wsrn, 2 family room home offers over 3000 sq. ft. of living space and is g o r g e o u s ! Features include hardwood floors and ceramic tiles throughout main level, 2 gas fireplaces, oversized eat-in kitchen with w/o to fully fenced private yard, mstr bdrm has w/i closet and 5 pc ensuite wsrn, 2nd bdrm has 4 pc nanny ensuite and w/i closet, formal dining and living rooms, m/f office and laundry, 2 car garage, cathedral ceilings. This one has the size and location you've been waiting for! Call **Dave\*** or **Mike Krause\*** right away for your personal viewing.

Another Stewart MacLaren Townhome

**SOLD**  
BY DAVE\* & MIKE\* KRAUSE\*

6 STEWART MACLAREN, GEORGETOWN



Another Georgetown Home

**SOLD**  
BY DAVE\* & MIKE\* KRAUSE\*

51 RUSSELL ST., GEORGETOWN



**Why not let us sell yours too?!**

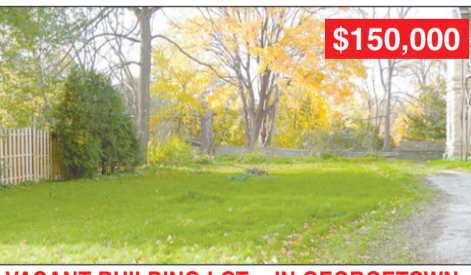
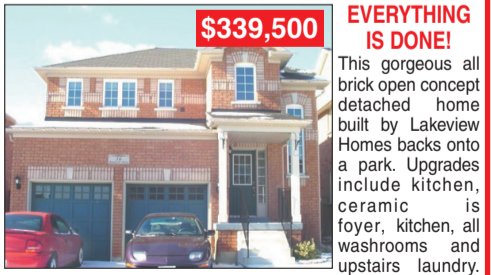
**SPECTACULAR SEMI IN GREAT NEIGHBOURHOOD**  
This 3 bedroom, 2 washroom single car garage. House is located close to park area and features large dining and living rooms with hardwood floors, w/o to fully fenced private yard, finished rec room with entertainment area and 4th bdrm. Spacious eat-in kitchen, master bdrm offers w/i closet, close to schools, shopping and all amenities. This one shows great and is waiting for your offer! Call **Dave\*** or **Mike Krause\*** right away for your personal viewing.

**Why not let us sell yours too?!**

**ARE YOU READY FOR THE COUNTRY YET?**  
If yes, you better take a look at this beauty! Located in Halton Hills close to Acton and Georgetown. This 4+2 bedroom, 3 wshr, 2 car garage home offers wood fireplace in living room, pine and wood floors in living, dining, rec rm and most bdrms. Renovated main wshr offers jacuzzi tub and oversized sep. shower, mstr bdrm has ensuite, sep entrance to bsmt with kitchen, wshr and 2 bdrms-great inlaw potential! Very private property, all newer windows and doors. Thousands spent on upgrades and all at an affordable price! Call **Dave\*** or **Mike Krause\*** right away for your personal viewing.

**\$575,000**

**GREAT INVESTMENT OPPORTUNITY ~ IN GEORGETOWN**  
Located on a quiet street in central Georgetown this 6-plex has annual gross income of approx. \$45,000. and offers lots of parking, 5 - 1 bedroom and 1 bachelor units all currently rented and most long-term tenants. Close to all amenities, an excellent investment opportunity in this always expanding great town. Call **Dave\*** or **Mike Krause\*** right away for your personal viewing or more information.



**BRING THE IN-LAWS!**  
Gorgeous newly renovated bungalow in Georgetown on a quiet street, with separate entrance to finished bsmt with wsrn, 4th bdrm, rec area and mutual laundry facility! Other features include hardwood floors, ceramics, 3 spacious bdrms upstairs with w/o from mstr bdrm to fully fenced private backyard, 1.5 car garage, newer windows, spacious eat-in kitchen, large living area, c/air, lots of parking, 200 amp service. A great value in an excellent neighbourhood. Call **Dave\*** or **Mike Krause\*** right away for your personal viewing.

**EVERYTHING IS DONE!**  
This gorgeous all brick open concept detached home built by Lakeview Homes backs onto a park. Upgrades include kitchen, ceramic is foyer, kitchen, all washrooms and upstairs laundry. W/O from kitchen to patio & fenced yard with park behind. 4 pc. ensuite with soaker tub, stand alone shower & large w/i closet. Amazing professionally finished rec room in basement which includes games room & large entertainment area. B/I D/W + microwave, C/A & C/VAC, two car garage. Listed at \$339,900. Call **Dave\*** or **Mike Krause\*** to view.

**VACANT BUILDING LOT ~ IN GEORGETOWN**  
Located close to all amenities on a quiet street. This lot is approx 50 x 133 feet and is rectangular in shape. Why not build your dream home in a great neighbourhood on an excellent street! Call **Dave\*** or **Mike Krause\*** today for more information.

**IF YOU'RE THINKING OF BUYING OR SELLING, CALL US FIRST!**  
*Thank you for your trust in us and your continued support. We appreciate your business!* Dave & Mike Krause