

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



Dave Krause*



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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.



COUNTRY REFLECTIONS

Business opportunity. Owner retiring. Don't miss this opportunity to own & operate your own business. Country reflections located in downtown Acton has been in operation since 1991. It recently has been written up in the "Treasure of Ontario" published by Chase Manhattan Publishing Co. Included in the purchase price is the building, consisting of two store units, 2 apts. bringing in \$1700/month with one recently renovated. Loads of storage & lots of parking. The building itself has been lovingly maintained by its owners over the years. Also included is all the inventory, cabinetry, equipment etc. This is a turnkey operation. Priced at \$579,000. Call Dave* or Mike* for your personal viewing.



\$344,900

PROFESSIONALLY LANDSCAPED DETACHED BEAUTY

Located on a quiet street in Acton, this 3 bdrm + loft, 4 wsrn, 2 car garage home is finished to perfection both inside and out! Features include gas fireplace and crown mouldings in living room, oversized eat-in kitchen with ceramics and w/o to deck and fully fenced private yard, mstr bdrm has cathedral ceilings, full ensuite and w/i closet, all freshly painted, m/f laundry, finished rec room. This one has all the extras! Call Dave* or Mike Krause* right away for your personal viewing.



25 ROSSET VALLEY CT., GEORGETOWN

Why not let us sell yours too?!



1ST AD

\$219,900

GORGEOUS NEWER TOWNHOUSE IN QUIET COMPLEX

This unit is gorgeous and offers thousands spent on upgrades including gas dryer, upgraded carpet underpads, ceramic tiles in all wsrms kitchen and foyer, professionally finished rec room offers w/o to yard, single car garage with house access, oversized eat-in kitchen, spacious mstr bdrm, close to shopping, schools and parks. A great value in an excellent neighbourhood. Call Dave* or Mike Krause* right away for your personal viewing.



4 HOLE GOLF COURSE

2 GREAT OPTIONS ~ ONE AMAZING PROPERTY

Option 1: Build your dream home on approx. 12 acres of land in Ballinacree, Halton Hills offering 2 paved road frontages, lots of mature trees, flat lands, barn, garage and 10 minutes to Georgetown and Acton. A great location and an excellent property only 20 minutes to 401. **OR** maybe you'll want ...

Option 2: Move into this 3 bedroom older bungalow that is already on the property and enjoy your separate garage, barn and private country property!

Either option is worth every dollar here! Choose your option fast before both options are gone! Call Dave* or Mike Krause* right away for your personal viewing!



\$549,000

STUNNING STEWART'S MILL DETACHED BEAUTY

This approx. 2700 sq. ft. open concept 4 bdrm, 3 wsrn, 2 car garage home is located in Georgetown on a quiet crescent in prestige area of town. Features over \$37,000 spent in landscaping and yard including front, back and sides. Also features thousands spent on upgrades including hardwood floors, vaulted ceilings, pot lights, ceramic flooring, oak staircases, ensuite + w/i closet in mstr bdrm with soaker tub and sep. shower, gas FP, oversized eat-in kitchen with w/o to yard. Shows excellent and priced to sell fast! Call Dave* or Mike Krause* right away for your personal viewing.



\$439,900

GEORGETOWN SOUTH 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.



15 DUBY RD., ACTON

Why not let us sell yours too?!



NEW PRICE

\$249,900

LARGE LOT BACKING ONTO GREENBELT

This three bedroom bungalow is located on a large lot & backs onto a greenbelt with a creek. Thousands of dollars spent on upgrades inc. furnace, central air, windows, soffits & fascia & eaves, roof, breakers & main washroom. The lower level is finished with a large rec room & two other bedrooms. The main level includes a large foyer, eat-in kitchen & walkout from the kit. & LR to the yard. Loads of parking. Located close to parks, ball diamond & arena. Priced at \$249,900. Call Dave* or Mike Krause* to view.



1ST AD

\$484,900

Features over \$37,000 spent in landscaping and yard including front, back and sides. Also features thousands spent on upgrades including hardwood floors, vaulted ceilings, pot lights, ceramic flooring, oak staircases, ensuite + w/i closet in mstr bdrm with soaker tub and sep. shower, gas FP, oversized eat-in kitchen with w/o to yard. Shows excellent and priced to sell fast! Call Dave* or Mike Krause* right away for your personal viewing.

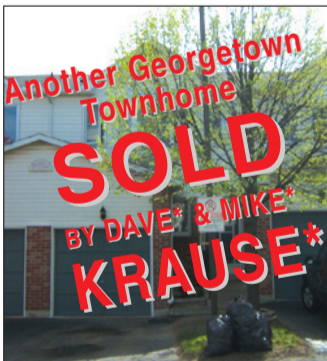


1ST AD

\$259,900

NEWLY RENOVATED DETACHED BEAUTY ~ IN GEORGETOWN

This 3 bdrm, 3 wsrn home is located on a 66 x 131 ft oversized private lot and offers new ceramics, laminate flooring, spacious eat-in kitchen. Large family and living rooms both with w/o to yard and patio, mstr bdrm has ensuite and w/o to balcony overlooking backyard! Other features include most newer siding, close to GO station and amenities. This home shows great with thousands spent on upgrades this could be the house for you! Call Dave* or Mike Krause* right away for your personal viewing.



93 COREY CIRCLE, GEORGETOWN

Why not let us sell yours too?!



NEW

\$249,900

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.



NEW PRICE

\$339,900

DESIRABLE PARK AREA BUNGALOW IN GEORGETOWN!

Located in the prestige park area of town, this 3+2 bdrm, 2 wsrn, 2 car garage raised bungalow is spectacular. Offering a 60 ft. lot, 2 kitchens, finished rec room has fireplace. Large 2nd kitchen and eating area as well as 2 extra bdrms and 2nd full wsrn! Great for the in-laws or larger family! Other features include spacious living and dining rooms, mature trees, landscaped yard with decking and large storage shed. This house is very clean and shows great! Call Dave* or Mike Krause* right away for your personal viewing.



\$329,900

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 wsrn, 2 car garage home offers wood fireplace in living room, pine and wood floors in living, dining, rec rm and most bdrms. Renovated main wsrn offers jacuzzi tub and oversized sep. shower, mstr bdrm has ensuite, sep entrance to bsmt with kitchen, wsrn 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.



FOR RENT

Main floor of 3 bedroom bungalow located on Prince Charles Drive, Georgetown. Close to all amenities. This unit shows immaculate, hardwood floors, newer windows, newer washroom, w/o from MBR to backyard. Includes 5 appliances. Lots of parking. Priced at \$1,495/month incl. utilities. Call Dave* or Mike Krause* to view.



\$273,900

CHARMING PARK AREA BUNGALOW ~ WITH 1.5 CAR GARAGE

This spacious 3+1 bdrm, 2 wsrn home is located in the prestige park area of town and offers many newer renovations including ceramic flooring, carpets, kitchen, some newer windows. Other features include finished rec room, c/air, 200 amp service. Lots of parking, hardwood flooring in living room and 2 bdrms. Shows Great! Call Dave* or Mike Krause* right away for your personal viewing.



NEW

\$184,900

GORGEOUS GEORGETOWN TOWNHOUSE

On quiet street with garage. This 3 bdrm, 3 wsrn home offers ensuite and w/i closet in master bdrm. Spacious eat-in kitchen with ceramics and w/o to yard. Freshly painted, some newer carpets and ceramics. Call Dave* or Mike Krause* right away for your personal viewing.



\$140,000

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