

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.



NEW

\$579,000

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.



1ST AD

\$159,900

TURN KEY OPERATION

Be your own boss. Business opportunity. The newly renovated "Bronze Salon & Spa" is a spa & tanning salon all in one. Acton has expanded greatly in the past couple of years and so has the Bronze Salon & Spa with over 1600 steady customers & growing every day. This is a true "turn key operation". Just move in & take over everything that is there including the mirrors on the walls. Included in the price is all the equipment including 4 quality lay down beds, 1 stand up & 2 aesthetic beds. Total cost of equipment & reno \$130,000. Goodwill of business "Priceless". Owner is relocating & must sell. All appointments during business hours. Priced at \$159,900. Call Dave* or Mike Krause* to view.



NEW

25 ROSSET VALLEY CT., GEORGETOWN

Why not let us sell yours too?!



NEW

\$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



\$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.



87 DAIRY DRIVE, ACTON

Why not let us sell yours too?!



NEW

\$259,900

NEWLY RENOVATED DETACHED BEAUTY - IN GEORGETOWN

at a realistic price! This 3 bdrm, 3 wsrms 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.



1ST AD

HORSE FARM FOR RENT

Included in the rent: 3 bedroom bungalow with double car garage, app. 25 acres, 3 paddocks, 15 stall horse barn, 1/2 mile training track. This property is located at Winston Churchill & 401. 20 minutes from Mohawk or Woodbine. Listed at \$2500/month. Call Dave* or Mike Krause* for further information.



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 wsrms, 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 wsrms! 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.



6520 32ND SIDEROAD, HALTON

Why not let us sell yours too?!



141 PRINCE CHARLES DR., GEORGETOWN

Why not let us sell yours too?!



36 HENRY STREET, GEORGETOWN

Why not let us sell yours too?!



NEW

\$184,900

GORGEOUS GEORGETOWN TOWNHOUSE

On quiet street with garage. This 3 bdrm, 3 wsrms 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