

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



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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.





Melissa Krause* **Mike Krause*, B.B.A.**

NEW

3 BEDROOM END UNIT TOWNHOUSE IN ACTON

This home is located in an excellent area of town and offers spacious living and dining rooms, large kitchen with ceramic backsplash, 2 wshrms, partially finished rec room, large private yard-backing onto treed area and lots of space for your family! Stop renting, this one is priced to sell fast and is waiting for your offer. Call the **Krause Team** for more information.

\$167,900

NEW PRICE \$254,900

NEWLY RENOVATED DETACHED BEAUTY - IN GEORGETOWN

at a realistic price! This 3 bdrm, 3 wshrm 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*, Mike or Melissa Krause*** right away for your personal viewing.

NEW

\$159,900

Bronze Salon TANNING STUDIO

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*, Mike* or Melissa Krause*** to view.



NEW

\$579,000

Country Reflections Garden Gallery

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*, Mike* or Melissa*** for your personal viewing.

1ST AD

\$279,900

GORGEOUS 4 BDRM DETACHED HOME WITH INGROUND POOL!

This spacious home shows great and is located in Acton across from public school and parks! Features fully fenced yard, eat-in kitchen with laminate flooring and w/o to yard. 2 wshrms, hardwood flooring, finished rec room with gas fireplace, single car garage, mud room entrance at front of house, ceramic foyer, large 60 x 110 ft deep lot. This home offers a great value and the pool is excellent to beat the heat! Call **The Krause Team** right away for your personal viewing.

1ST AD

\$259,900

GORGEOUS TOWNHOUSE IN GEORGETOWN

This newer 3 bedroom, 3 washroom home offers ensuite and w/i closet in master bedroom, oversized eat-in kitchen with ceramic flooring, spacious living and dining rooms, finished rec room with walk-out to fully fenced yard, single car garage. This is a great value located in Dominion Gardens, close to all amenities and schools. Call **The Krause Team** for more information.

NEW

\$264,900

OPEN HOUSE SUN. JULY 23 2-4 PM, 38 RAYLAWN CR. GEORGETOWN

Newly renovated semi located close to all amenities. Features of this home include open concept kitchen including new cupboards with ceramic flooring and backsplash with under and over cabinet lighting, marble window sill with breakfast bar. The washrooms are newly renovated with ceramic tile, new cabinetry and huge stand alone shower in basement. Hardwood floors throughout on main level and 40 plus pot lights in home. Mostly new windows and doors. New air conditioning. Open concept basement, 5, 3 pc bathroom, games room and large rec room with double door entry to 4th bedroom. Private drive with space for 4 cars. 2 new sheds on large fenced lot. Call **Dave*, Mike* or Melissa*** for your personal viewing.

NEW

SPECTACULAR RENOVATED TOWNHOUSE - IN GEORGETOWN!

This 3 bdrm, 2 wshrm home shows 10++ and offers spacious bdrms, new kitchen renovation with slate backsplash and loads of cupboards, private fenced yard, finished rec room with 4th bdrm and new 3 pc wshrm, gas fireplace in living room, with thousands spent here on upgrades, and located in a great complex across from the mall, this could be the one you've been waiting for! Call the **Krause Team** for more details

RENTAL

Gorgeous 2 bedroom detached home in Georgetown on quiet street with huge back yard. Asking \$1200/month + utilities. Call the **Krause Team** for details.

NEW

\$164,900

GEORGETOWN TOWNHOUSE WITH BALCONY

This unit is gorgeous and offers newer laminate flooring in hallway and bdrms, spacious living and dining rooms with w/o to balcony. Kitchen offers b/i dishwasher. Includes 5 appliances, 2 underground parking spots, great views from balcony, main floor laundry. Stop renting and make the move to home ownership. Call **Dave*, Mike or Melissa Krause*** right away for your personal viewing.

NEW PRICE \$329,900

DESIRABLE PARK AREA BUNGALOW IN GEORGETOWN!

Located in the prestige park area of town, this 3+2 bdrm, 2 wshrm, 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 wshrm! 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*, Mike* or Melissa Krause*** for your personal viewing.

NEW

\$169,900

SPECTACULAR AFFORDABLE TOWNHOUSE

Located in a quiet complex, this 3+2 bedroom, 2 washroom, single car garage home shows great and features gas fireplace in family room with w/o to yard. Spacious master bedroom offers semi-ensuite and his/hers closets. Large kitchen, main floor laundry. This one is on a desirable area of town and won't last long. Call **Dave*, Mike* or Melissa Krause*** for your personal viewing.

Another Home SOLD BY THE KRAUSE TEAM

11 CARTER DRIVE, BRAMPTON

Why not let us sell yours too?!

Another Home SOLD BY THE KRAUSE TEAM

214,900

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 wshrms, 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*, Mike or Melissa 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*, Mike* or Melissa Krause*** today for more information.

Another GEORGETOWN Home SOLD BY THE KRAUSE TEAM

176 MOUNTAINVIEW RD., GEORGETOWN

Why not let us sell yours too?!

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 & Melissa Krause