

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



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Dave Krause\*

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

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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




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

**Another Acton Townhome SOLD BY THE KRAUSE TEAM**

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

**189 KINGHAM ROAD, ACTON**

**NEW PRICE \$254,900**

**NEWLY RENOVATED DETACHED BEAUTY - IN GEORGETOWN**

at a realistic price! 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\*, Mike or Melissa Krause\*** right away for your personal viewing.

**\$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.



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



**NEW \$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 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.



**\$264,900**

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 basements, 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 PRICE \$329,900**

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



**HOUSE FOR RENT - \$1200/MONTH**

This three bedroom country home includes three bedrooms, 4 pc washroom, stone FP, hardwood floors & a double car garage. Loads of parking. This property is located at Winston Churchill & 401. Call **The Krause Team** for your personal viewing.

**\$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.

**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.

**\$169,900**

**SPECTACULAR AFFORDABLE TOWNHOUSE**

Located in a quiet complex, this 3+2 bedroom, 2 wash-room, 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.

**NEW \$259,900**

**GORGEOUS MATTAMY 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.

**\$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 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\*, 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 Townhome SOLD BY THE KRAUSE TEAM**

**20 MOUNTAINVIEW RD. S., UN. 15, 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*