



FLEXIBLE CLOSING...JUST ASK!

Great location! Close to shopping, schools, and most amenities! Kit with lots of cupboards, BI DW, and walkout to back yard! Family room with wood burning fireplace, and walkout to large deck and deep fenced backyard! 4 spacious bedrooms, and 3 4-pce WR's!!! Upgraded 4 piece bath on main level. Some upgrades include newer windows in main and upper levels (except for WR's). New carpet May 2006, new rental furnace (2005), and much more! Beautiful landscaping with perennials and rose garden. Call me today!

Anna Lostritto



*Sales Representative

905-877-5165

Johnson Associates
HALTON LTD., BROKERAGE

FOR THE BEST EXPOSURE FOR THE SALE OF YOUR HOME, CALL ANNA LOSTRITTO* TODAY! 905-877-5165



Mary Maan*
*Sales Rep.

Johnson Associates

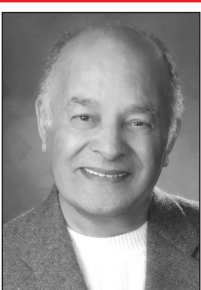
HALTON LTD., BROKERAGE



www.Haltonhomesearch.com

905-877-5165

Mississauga **905-874-3040**



Tony Maan*
*Sales Rep.

NEW



ARBORGLLEN EXECUTIVE...\$649,000

Mattamy built executive home, exclusive one of a kind upscale neighbourhood, surrounded by woods, greenery, parks, golf course and a rippling stream, appr. \$80,000 spent on upgrades not counting premium paid for the ravine, just under 3000 sq. ft. of pure luxury, hardwood and ceramics on the main level, extra large kitchen with butler, pantry, main level family room with gas fireplace, walk out, high ceilings, pot lights, numerous upgrades, too many to mention. Call Mary* or Tony* to view.

NEW



LUXURIOUS EXTENDED FAMILY HOME...\$479,000

What's your wish list, it's all here, over 3000 sq. ft., ceramics, strip oak hardwood floors, French doors, solid oak staircase, huge upgraded kitchen open to family room with gas fireplace, upgraded trim, crown moulding, spacious wide hallways, lower level finished as 2 bedroom nanny/extended family apartment with another kitchen and a walk out, 5 pc bathroom and a rec room. Just move in with your parents or in-laws ... Call Mary* or Tony* to view.



OVERLOOKS THE PARK...\$349,000

Right on the edge of the park district overlooking Cedarvale Park. Large character home - main level has a family room with open woodburning fireplace, walkout to the inground pool, 2 offices and a library, large living/dining rm combination with another walkout to the extra large fenced garden with many mature trees. Oak stairs and landing leading to the upper level with 4 fair-sized bdrms; all with hardwood floors. High visibility - ideal for home-based business. Call Mary* or Tony* for viewing.



*Linda Breese**
*Jennifer Lovsin**
Sales Persons
*Uta Kayser***
Broker

RE/MAX REAL ESTATE CENTRE
Brokerage INC.

Features Elegant Guelph and Surrounding Area Properties

1-877-374-7653

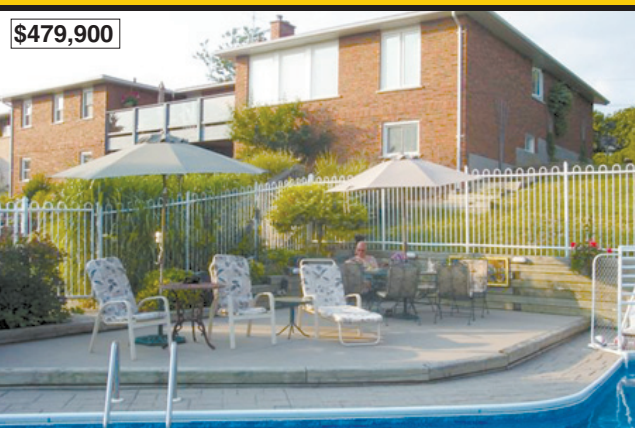
COUNTRY LIVING AT IT'S BEST!



\$724,906

Stunning log home on 5 park-like acres. Open concept main level, "Waterford" fireplace and wonderful 20 foot sunroom overlooking the incredible yard! Main level boasts 3 spacious bedrooms and large ensuite bath. Mechanically, everything has been done including the Geothermal heating/cooling system conservatively saving 50% on utilities (!) and new steel roof 2003. More pics at utakayser.com.

OH WHAT A VIEW



\$479,900

OPEN HOUSE
SUNDAY, SEPTEMBER 17, 2-4 P.M.
254 SUMMERFIELD DR., UN. 16, GUELPH

Elegant custom "Dira" built 4 bedroom ranch bungalow on over 1/2 an acre with a legal 2 bedroom basement apartment. Comfortable and inviting open concept kitchen, dining and family rooms with breathtaking view over this fabulous area of mature trees. Wood burning stove insert fireplace in family room and lovely stone fireplace with custom cedar and plaster ceiling in living room. This is a must see to truly appreciate elegance. 1.877.374.7653.

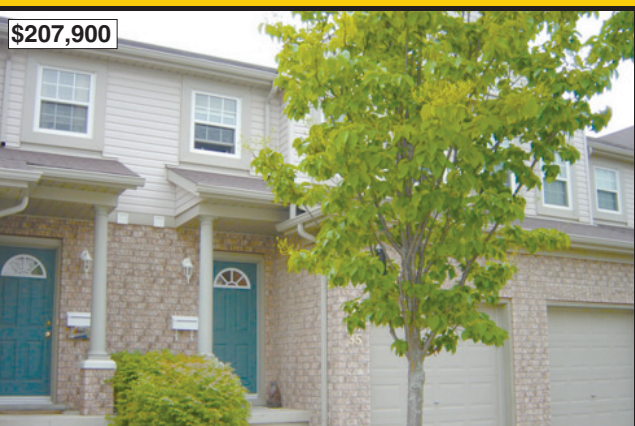
THE LIFESTYLE YOU DESERVE!!!



\$329,900

Stunning and spacious executive townhome, quality built, and tastefully designed by "Thomasfield" homes. One of the few upscale models featuring 1980 sq ft of living space on the upper two levels. Over \$40,000 in upgrades includes walnut floors on main level, luxurious ensuite bath with Air Tub. Fully insulated 1 1/2 car garage and many more. All this is featured in an end unit. Walk out from dining area to covered lanai and patio area.

ATTENTION FIRST TIME BUYERS AND INVESTORS



\$207,900

Come and view this lovely southend townhome in the well sought after Westminster woods subdivision. One of the lowest condo fees in Guelph. Very well kept 1289 sq ft unit with a professionally finished basement with 3 piece bath. This is a must see so call for your private showing.