

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.



RAVINE • RAVINE • RAVINE • RAVINE • RAVINE • RAVINE • RAVINE • RAVINE • RAVINE • RAVINE • RAVINE • RAVINE

\$897,000
4 ACRES OF PRIVACY - BACKING ONTO RAVINE AND SILVERCREEK
 Located in the Glen Williams, this 5 bdrm estate home offers I/G pool and hot tub, lots of decking overlooking ravine and creek, mature trees, pine and wood floors throughout, oversized eat-in kitchen w/o to deck. Newer msbr addition views river & ravine has ensuite and w/i closet, family rm has wood fireplace, library on main level, spacious living and dining rooms w/o to yard, spiral staircase, newer roof, town water, gas heat, paved road, professionally landscaped gardens, 2 car garage. Surrounded by trees, bush and the creek it doesn't get any better than this! Call **The Krauses** for more information.

OPEN HOUSE - SUN., SEPT. 17, 2-4 P.M.
305 MAPLE AVE., GEORGETOWN
NEW \$429,900
OVER 1 ACRE WITH RAVINE...
 and backing onto golf course, located in Georgetown. This 3 bdrm, 2 wshrm older unique character home backs onto North Halton Golf Course and features many newer renovations inside including kitchen and wshrms, some original wood floors and trim. Large family room addition with hardwood flooring, gas fireplace and w/o to huge deck overlooking professionally landscaped gardens and ravine. Property is approx. 470 ft deep and goes back through the ravine all the way to the 12th hole fairway! Other features include partially finished rec room, newer furnace, m/f laundry, french doors, c/vac, gas bbq hook-up, town water and sewers. Truly a gorgeous property and home is in an excellent location! Call **The Krauses** for more information.

OPEN HOUSE - SUN., SEPT. 17, 2-4 P.M.
309 MAPLE AVE., GEORGETOWN
DETACHED RAVINE BEAUTY - BACKING ONTO GOLF COURSE
 This newly renovated home is gorgeous and backs onto prestige North Halton Golf Course in Georgetown! Features 3 bdrms, 3 wsrms, garage, professionally landscaped gardens, approx. 336 ft deep lot with ravine, all newer windows, aluminum roof, newer siding, soffits/fascia and eaves. Hardwood flooring throughout main level, pine floors upstairs, mstr bdrm views ravine and has ensuite, his/her closets and w/o to balcony, gorgeous views, close to all amenities and park area. Town water & sewer, gas heat, c/air. This one is a real charmer. A must see! Priced at \$439,900. Call **The Krauses** for more information.

1st Ad \$529,900
COMMERCIAL ZONING ~ 2 HOUSES AND THE CREDIT RIVER!
 You've gotta check this one out! Offering one amazing property with endless possibilities. Located in the prestige village of Norval with Highway 7 exposure, some commercial zoning, 2-3 bdrm houses with aluminum roof, main house offer over 100 years of character including original pine floors, some newer windows, high baseboards, decorative cast iron fireplace, wood stove, sep. hydro meter, approx. .58 acres. Lots of parking and backing onto the Credit River. This property is gorgeous. Call **The Krauses** for more information.

DETACHED • DETACHED • DETACHED • DETACHED

NEW \$355,000
SPECTACULAR PARK AREA BUNGALOW - IN GEORGETOWN
 This 3+1 bdrm, 2 wshrm, 2 kitchen home has been all renovated inside and shows great. Features sep. entrance to inlaw suite - great for the extended family! Large kitchen, spacious living and dining rooms with w/o to yard. Newer roof and furnace, oversized yard has above ground pool, 10 x 20 workshop with hydro and lots of area for entertainment! This home shows great and is in excellent area of town! Call **The Krauses** for more information.

\$279,900 POOL
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.

RAVINE • RAVINE • RAVINE • RAVINE • RAVINE • RAVINE

\$614,900
 This beautiful home is located in a quiet street in the prestige community of Norval, only 5 minutes to both Brampton and Georgetown. This one has an excellent property value here! Call **Dave*, Mike* or Melissa Krause*** to view.

GORGEOUS EXECUTIVE BUNGALOW ~ 1.49 ACRES
 This spotless renovated home is located 10 minutes to Georgetown on a beautiful landscaped country lot with 2 ponds! Features over 4200 sq. ft. with finished w/o bsmt, 2 kitchens, 4+1 bdrms, 2 car garage and additional 400 sq. ft. workshop, wood floors and ceramic tiles, sun-room with w/o to wrap around balcony and decking overlooking the property! Great for your morning coffee! Very private, well treed, creek runs through the property. Most newer windows, wood stove in family rm, paved road, mstr bdrm offers w/i closet and 5 pc ensuite. A gorgeous country retreat in your own backyard! Call **The Krauses** for more information.

DETACHED • DETACHED • DETACHED • DETACHED • DETACHED • DETACHED • DETACHED • DETACHED • DETACHED

\$379,900
QUIET CRESCENT - GEORGETOWN SOUTH
 This 4 bdrm, 3 wshrm, 2 car garage home offers an oversized fully fenced private yard with above ground pool and custom built shed, oversized mstr bdrm has 5 pc. ensuite with sep. shower and soaker tub and w/i closet. Gas fireplace in family room, kitchen is spacious and offers ceramic flooring, w/o to yard, bleached oak cupboards, b/i dishwasher. This is a beautiful home on one of the best streets in the south end. Call **The Krauses*** right away for your personal viewing.

NEW PRICE \$639,000
NEW CUSTOM BUILT QUALITY HOME
 Located on over 1 acre of land, 20 minutes to Georgetown, this very private well treed 3 car insulated garage bungalow has everything you've always wanted. Located on a paved road this 3+1 bdrm, 3 wshrm, all open concept beauty offers hardwood floors throughout, heated ceramic tiles in bathrooms and kitchen, granite countertops, maple cupboards, breakfast bar, sunroom, mstr bdrm has ensuite, w/i closet and w/o to yard, gas heat, 2 gas fireplaces, lots of windows, nice front porch, pot lights, partially finished rec room has games area, 4th bdrm and entertainment area, heated garage with sep entrance to bsmt. This one is an absolute country beauty. Call **The Krause's** for more information.

\$399,900
APPROX 1 ACRE DETACHED - IN NORVAL
 Are you looking for the country close to town? Then you've gotta see this one. Offering a gorgeous property with views of the popular Credit River in your own backyard. This detached 2 family home offers separate living quarters, one 2 bedroom apartment and the other 3 bedroom has new laminate flooring, large living and dining rooms, new roof '05, some newer broadloom, sep laundry for both apartments, 2 separate heat controls in each unit, located on a quiet street in the prestige community of Norval, only 5 minutes to both Brampton and Georgetown. This one has an excellent property value here! Call **Dave*, Mike* or Melissa Krause*** to view.

\$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.

TOWN HOUSES • TOWN HOUSES • TOWN HOUSES • TOWN HOUSES • TOWN HOUSES • TOWN HOUSES • TOWN HOUSES • TOWN HOUSES

\$162,900
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.

OPEN HOUSE - SAT. SEPT. 16, 2-4 PM
67 STEWART MACLAREN, GEORGETOWN
NEW \$199,900
GORGEOUS 3 BEDROOM TOWNHOUSE IN GEORGETOWN
 Backing onto park area and in an excellent neighbourhood featuring spacious living room with gas fireplace, eat-in kitchen offering walkout and pantry, single car garage with door into garage from house, partially finished rec room. Shows great and has wainscoting and lots of area for entertainment. Other features include c/air, 2 wshrms and located in a great area near schools, shopping and all amenities. A great value in an excellent area of town. Priced at \$199,900. Call **The Krause Team** to view.

NEW \$209,900
3 BEDROOM TOWNHOUSE IN GEORGETOWN
 This home shows great and features large bedrooms all with double closets, 2 washrooms, finished rec room has gas fireplace, bar, ceramics and broadloom, fenced private yard, spacious living and dining rooms, gas heat, c/air, located across from the mall and close to all amenities. This one is a beauty! Call **The Krauses** today for your personal viewing.

OPEN HOUSE - SAT., SEPT. 16, 2-4 P.M.
8 PALAMINO TRAIL, GEORGETOWN
1st Ad \$242,900
END UNIT GEORGETOWN TOWNHOUSE BEAUTY
 This 3 bdrm, 3 wshrm home is gorgeous and features oversized eat-in kitchen with ceramic flooring and w/o to private yard backing onto ravine! Newer laminate flooring in living room, spacious mstr bdrm has ensuite and w/i closet, single car garage with access into house. This home is in an excellent area of town. Close to amenities and shows great! Call **The Krauses*** for more information.

EXCEPTIONAL • EXCEPTIONAL • EXCEPTIONAL • EXCEPTIONAL • EXCEPTIONAL • EXCEPTIONAL • EXCEPTIONAL • EXCEPTIONAL

NEW \$10,000
LAND ADJACENT TO THE URBAN BOUNDARY
 This approx 50 acres is located adjacent to the urban boundary of Georgetown "South" on the Ninth Line. This property is NOT IN THE GREENBELT. Listed for \$10,000,000. Call **Dave* or Mike Krause*** for more information.

NEW \$16/SQ FT
3000 SQ. FT. COMMERCIAL SPACE - FOR LEASE
 Located in Georgetown on Highway 7 this space is waiting for your business! Features: high ceilings, 2 wsrms including showers, some laminate flooring, Highway 7 signage, lots of parking. A great value in an excellent building and area of town. \$16/sq. ft. + t.m.i. Call **The Krause's** for more information.

NEW \$1400/MTH
FOR RENT
 Three bedroom main level of bungalow. Features include laundry, all appliances, jacuzzi tub, freshly painted, parking, close to all amenities. \$1400/month includes all utilities incl. cable. Available October 1. Call **The Krause Team** for your personal viewing.

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 Three bedroom main level of bungalow. Features include laundry, all appliances, jacuzzi tub, freshly painted, parking, close to all amenities. \$1400/month includes all utilities incl. cable. Available October 1. Call **The Krause Team** for your personal viewing.

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