

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.

RAVINE

\$897,000
4 ACRES OF PRIVACY - BACKING ONTO RAVINE AND SILVERCREEK
 Located in the Glen Williams, this 5 bdrm estate home offers 1/2 pool and hot tub, lots of decking overlooking ravine and creek, mature trees, pine and wood flrs throughout, views river & ravine has ensuite and w/i closet, family rm has wood FP, library on main level, spacious living and dining rms, w/o to yard, spiral staircase, newer roof, town water, gas heat, paved road, prof. 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.

NEW PRICE \$399,900
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 including kit. and wshrms, some original wood flrs and trim. Large family room addition with hardwood flooring, gas FP and w/o to huge deck overlooking prof. 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.

\$439,900
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.

NEW \$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 roofs, 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.

\$614,900
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, sunroom 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

NEW \$355,000
SPECTACULAR PARK AREA BUNGALOW - IN GEORGETOWN
 This 3+1 bdrm, 2 wsmr, 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, 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.

NEW \$349,900
STUNNING STEWART'S MILL BEAUTY ON QUIET STREET
 This detached 3 bdrm, 4 wsmr, finished rec room home is gorgeous and backs onto pond. The yard is all professionally landscaped and very private. Other features include hardwood flooring throughout main level, gas fireplace in LR, spacious kitchen with breakfast bar, pantry and b/i dishwasher. Master bdrm has ensuite with soaker tub and sep. shower, w/i closet. This one is in excellent area of town and won't last long. Call **The Krauses** for more information.

NEW \$272,900
SPECTACULAR RENOVATED BUNGALOW IN ACTON
 This 3 bdrm, 2 wsmr, single car garage house has been renovated. Shows great with thousands spent on upgrades and is being sold by the original owners! Features lovely bright sunroom addition with California shutters and w/o to private yard, finished rec room, large eat-in kitchen with ceramic backsplash, most newer windows, prof. landscaped gardens with irrigation system, walking distance to 3 schools, shopping and amenities, spacious living and dining rooms. A great value in an excellent area of town. Call **The Krauses** for more information.

DETACHED

OPEN HOUSE - SUNDAY, 2-4 P.M. 24 Killaloe Cres., Georgetown
\$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 FP 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*** for your personal viewing.

\$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 Krauses** 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 wsmr, 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 wsmr! 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.

TOWNHOUSES

OPEN HOUSE - SATURDAY, 2-4 P.M. 26A Stewart McLaren, Georgetown
NEW PRICE \$159,900
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.

Another Georgetown Townhome SOLD BY THE KRAUSE TEAM
67 STEWART MCLAREN, GEORGETOWN
Why not let us sell yours too?!

NEW PRICE \$199,900
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.

NEW \$242,900
END UNIT GEORGETOWN TOWNHOUSE BEAUTY
 This 3 bdrm, 3 wsmr 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.

DETACHED

SEMI

EXCEPTIONAL

1ST AD \$269,900
RENOVATED SPACIOUS CENTURY HOME - IN ACTON
 This one is full of charm and character and is located steps to Fairy Lake and Prospect Park. Features hardwood flooring in living and dining rooms, spacious family room addition with lots of windows and walkout to private oversized yard and deck, pine wood flooring upstairs, 3 spacious bdrms, 2 wsrms, lots of parking, updated electrical and plumbing, some newer windows, m/f laundry, large eat-in kitchen. This one shows great! Call **The Krauses** for more information.

NEW \$349,900
SPACIOUS 5 LEVEL - 2 FAMILY HOME!
 Are you looking for more space? Large family? Well here is your answer. This semi-detached features 2 sep. living quarters, 2 kitchens, 2 wsrms, single car garage, 4 bdrms all with wood flooring, fireplace in family room, private yard, finished rec room, lots of storage, newer roof. Located in an excellent area of town and great for the extended family. This one won't last long. Call **The Krauses** for more information.

NEW \$10,000,000
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 PRICE \$3500/MTH
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.

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