

# 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

**NEW PRICE \$849,900**  
**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 flrs throughout, oversized eat-in kit. with w/o to deck. Newer msbr addition 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 inside 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 wshrms, 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 PRICE \$489,900**  
**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

**OPEN HOUSE - SUNDAY, 2-4 P.M.**  
**9 Henry Street, Georgetown**  
**NEW PRICE \$344,900**  
**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**  
**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 \$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.

**\$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.

## DETACHED

## EXCEPTIONAL

**1ST AD \$379,900**  
**BRAND NEW GEORGETOWN SOUTH BEAUTY**  
Spectacular detached 3 bdrm, 3 wsmr, over 2000 sq. ft. never lived in home featuring 2nd level family room with w/o to balcony, ensuite & w/i closet in spacious mstr bdrm, gas fireplace in living room, spacious dining room and kitchen offers pantry, w/o to yard and ceramic flooring, 9 ft ceilings, m/f laundry. This one shows great! Call **The Krause\*** for more details.

**NEW PRICE \$369,900**  
**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.

**\$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.

**1ST AD \$119,900**  
**CLASSY ESTABLISHED HAIR SALON & SPA**  
Why work for someone other than yourself? Attention Hair Stylists! Own your own Business! This salon is located in a newer Georgetown Plaza, on Hwy. #7. Tons of parking! This salon has 3 dressing chairs, 1 full aesthetic room and is beautifully decorated with modern colours and an European flair. Salon has a solid clientele that is only growing everyday. over \$100K in leasehold improvements. Just walk in and set up shop! Call **The Krause's** for more information.

## SEMI

## EXCEPTIONAL

**1ST AD \$269,900**  
**RENOVATED SEMI IN GEORGETOWN**  
This 3+1 bdrm, 2 wsmr home is located on a quiet crescent and features spectacular private approx 140 ft deep yard with gazebo and mature trees, 2 newer wsmr renovations, hardwood floors throughout main level and in rec room, most newer windows, crown mouldings, new baseboards and trim, some newer doors, with thousands spent on upgrades this one shows great! Call **The Krauses\*** for more information.

**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.

**\$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 wshrms including showers, some laminate flooring, Highway 7 signage, lots of parking. A great value in an excellent building and area of town. \$14/sq. ft. + t.m.i. Call **The Krause's** for more information.

## SOLD

**Another Georgetown Townhome SOLD BY THE KRAUSE TEAM**  
**Why not let us sell yours too?!**  
46 MOUNTAINVIEW RD., UNIT 12, GEORGETOWN

**Another Home SOLD BY THE KRAUSE TEAM**  
**Why not let us sell yours too?!**  
512 MEADOW BLVD.

**Another Georgetown Townhome SOLD BY THE KRAUSE TEAM**  
**Why not let us sell yours too?!**  
8 PALOMINO, GEORGETOWN

**Another Georgetown Home SOLD BY THE KRAUSE TEAM**  
**Why not let us sell yours too?!**  
34 CLEAVEHOLM, GEORGETOWN

**Another Stewart Mills Home SOLD BY THE KRAUSE TEAM**  
**Why not let us sell yours too?!**  
33 LAWLOR, GEORGETOWN

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