

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



**SOLD**  
**KRAUSE**  
Sales Representatives  
RE/MAX

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

**905-877-5211 Toll Free 1-800-834-5516**

**GO TO www.davekrause.com www.mikekrause.ca**

**E-MAIL dkrause@trebnet.com mkrause@trebnet.com**

### 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'.



Dave & Mike Krause support The Children's Miracle Network



Melissa Krause\*



Mike Krause\*, B.B.A.

## DETACHED

**OPEN HOUSE - SUNDAY, DECEMBER 17, 2-4 P.M.  
9 SANDALWOOD DRIVE, BALLINAFAD**



**PRESTIGE BALLINAFAD EXECUTIVE COUNTRY HOME**  
Located on 1.05 acres of privacy with lots of trees, on a quiet street in an estate subdivision, this 3+1 bdrm, 2 wsrn home has everything you've been looking for and more! Features spacious bdrms, mstr has ensuite, large living and dining rooms, eat-in kitchen, finished rec room with above grade windows, 2 car garage, amazing property, wood burning fireplace, c/vac, c/air, new roof. This one is only 10 mins. to Georgetown and shows great! Call **The Krauses\*** for more information.



**CUSTOM BUILT EXECUTIVE ALL BRICK HOME**  
Located on 1 acre of land in town, this 4+1 bdrm, 3 wsrn, 2 car garage home is gorgeous and features oak flooring and ceramics throughout main level, oversized eat-in kitchen has pantry, breakfast bar and loads of cupboards. Main floor features library, living, dining and family rooms, mstr bedroom has 6 pc ensuite and w/ closet, wood flooring throughout upstairs. Finished rec room has woodstove, games room, 5th bdrm and lots of storage area. This one is gorgeous and in a great area. Call **The Krauses** for more information.



**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 wsrms, 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.



**SPACIOUS NEWER DETACHED ON QUIET CUL-DE-SAC**  
Located in an excellent area of town, this 3 bdrm, 3 wsrn, 2 car garage home is gorgeous and features wood flooring in living, dining and family rooms, gas fireplace, large eat-in kitchen with ceramic flooring, w/o to fully fenced yard and patio with gazebo. Also features ensuite in mstr bedroom with soaker tub and sep. shower, w/ closet, close to schools, shopping and parks. This one is an excellent family home! Call **The Krauses** for more information.



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## DETACHED

## RAVINE



**DETACHED 2 FAMILY HOME + SOME COMMERCIAL ZONING**  
This lovely home is located in Acton in the downtown area and features 2 separate living quarters both with their own entrances. 1-1 bdrm apartment and 1 - 2 bdrm unit + commercial zoning! Other features include all new ceramic flooring throughout main level, newer wsrn renovation with jacuzzi tub, private yard with deck. This one shows great! Call **The Krauses** for more information.



**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, soft-fits/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.



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**OVER 1 ACRE WITH RAVINE...**  
and backing onto golf course, located in Georgetown. This 3 bdrm, 2 wsrn older unique character home backs onto North Halton Golf Course and features many newer renovations inside including kit. and wsrms, 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 sewer. Truly a gorgeous property and home is in an excellent location! Call **The Krauses** for more information.



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## RAVINE



**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 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/ closet and 5 pc ensuite. A gorgeous country retreat in your own backyard! Call **The Krauses** for more information.



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**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/ 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. Call **The Krauses** for more information.



**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.



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## GEORGETOWN SOUTH LAND



**GEORGETOWN SOUTH NEWER EXECUTIVE MODEL HOME!**  
This approx. 3000 sq. ft. home has all the upgrades and shows unbelievably! Features hrwd flooring and ceramics on 45 degree angle throughout main level, 5 spacious bdrms all with hrwd flrs, 5 wsrms, balcony, gorgeous master bdrm with oversized shower and jacuzzi soaker tub, amazing kit. with maple cupboards and w/o to private yard with onground pool surrounded by cedar decking. Fin. bsmt features laminate flooring, 6th bdrm, 3 pc wsrn, games area and rec area, pot lights. This one is on a quiet crescent, walk to schools and parks. A must see! Call **The Krauses**.



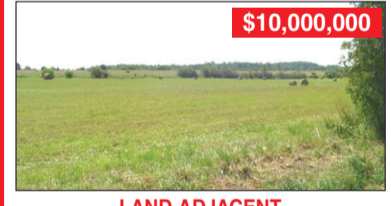
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**Another Georgetown South Home SOLD BY THE KRAUSE TEAM**  
47 EAGLEVIEW WAY, GEORGETOWN  
**Why not let us sell yours too?!**



**GORGEOUS EXECUTIVE 2 ACRE BUILDING LOT**  
Located on a paved road near Wellington Road 24 and 17th Sideroad, Erin. This property is gorgeous with great views, and is waiting for your dream home! Just 15 minutes to Georgetown, other features of this land include gas heat and high speed internet available. Call **The Krauses\*** for more information.



**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 GREEN-BELT. Listed for \$10,000,000. Call **Dave\*** or **Mike Krause\*** for more information.

## COMMERCIAL



**TURNKEY OPERATION - BUSINESS OPPORTUNITY**  
Be your own boss. The newly renovated "Bronze Salon & Spa" is a spa and tanning salon all in one. Acton has expanded greatly in the past couple of years & so has the Bronze Salon & Spa with over 1600 steady customers and growing everyday. This is a true "turn key operation" - just move in and 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 plus furniture. Total cost of equipment & reno \$130,000. Goodwill of business "Priceless". Priced at \$129,000. Call **The Krauses** to view.



**COMMERCIAL SPACE FOR LEASE**  
1600 sq. ft. renovated space with 2 offices, sitting area, wsrn and 14 ft garage/truck bay door! Lots of space for your business. Asking \$7.00/sq. ft. + TMI. Call **The Krauses** for more information.



**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.



**Another Georgetown Commercial Property LEASED BY THE KRAUSE TEAM**  
318 GUELPH ST., GEORGETOWN  
**Why not let us lease 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