

# 3RD CONSECUTIVE YEAR: WE SOLD OVER 120 HOMES AGAIN IN 2006. THE BENEFIT TO YOU: WE GET RESULTS!



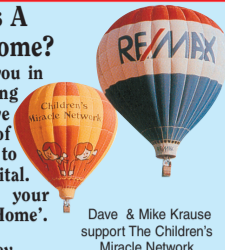
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### What Is A Miracle Home?

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'.



Dave & Mike Krause support The Children's Miracle Network



Melissa Krause\*



Mike Krause\*, B.B.A.

## DETACHED



### OPEN HOUSE - SUNDAY 2-4 PM 9 SANDALWOOD DR., BALLINAFAD

**\$429,900**

#### 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.



### 1ST AD \$333,900

#### SPECTACULAR RAVINE LOT & QUIET CUL-DE-SAC

Located on prestigious Cedarvale Ct. in Georgetown and backing onto ravine & park. This 3 bdrm, 3 wsrn, single car garage home is gorgeous both inside & out! Features spacious mstr bdrm with 4 pc ensuite & w/i closet, skylight in hallway, family room has fireplace, new broadloom and w/o to 12 x 24 ft deck overlooking ravine! Other features include w/o bsmt to yard and ravine, large eat-in kitchen, new roof & skylight '04. This is a great family home and an excellent price! Call The Krauses\* for more information.



### \$899,900

#### 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/i 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.



### \$269,900 POOL

#### GORGEOUS 4 BDRM DETACHED HOME WITH INGROUND POOL!

This spacious home shows great and is located in Acton east 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, 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.



### \$409,900

#### 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/i closet, close to schools, shopping and parks. This one is an excellent family home! Call The Krauses for more information.

## DETACHED



### \$229,900

#### 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.



### \$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, 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.



### \$389,900

#### 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 firs 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.



### \$599,000

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



### \$849,000

#### 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 firs throughout, oversized eat-in kit. with w/o to deck. Newer mstr 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. Call The Krauses\* for more information.



### Another Georgetown Home SOLD BY THE KRAUSE TEAM

505 & 507 GUELPH ST., NORVAL

Why not let us sell yours too?!

## RAVINE



### \$559,900

#### 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 firs, 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 wsrms, 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.



### 1ST AD \$224,900

#### NEWLY RENOVATED DETACHED - ON QUIET STREET

Located in town on a large 50 x 106 ft. lot. This 2 bdrm, 2 wsrn home features hardwood flooring, some newer windows, mud room, c/air, large family room at back of house, single car garage, lots of parking. This is a great starter home, an excellent street and a good-sized home at an affordable price. Stop renting! Call The Krauses\* today for more information.



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

## RAVINE

## GEORGETOWN SOUTH

## DETACHED

## LAND



### \$129,900

#### 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 \$129,900. Call The Krauses to view.



### NEW \$7.00/SQ FT

#### 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.



### NEW \$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.



### Another Georgetown Commercial Property LEASED BY THE KRAUSE TEAM

318 GUELPH ST., GEORGETOWN

Why not let us lease yours too?!

## COMMERCIAL



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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