

Why settle for one agent, when you can have three? Realtor³ - The power of 3!



RE/MAX REAL ESTATE CENTRE INC.

(905) 877-5211

"From our family to yours . . . let our hard work and experience work for you."
CALL US FOR A FREE MARKET EVALUATION



PETER HRKAC* REMAX HALL OF FAME MEMBER
YVONNE HRKAC* REMAX HALL OF FAME MEMBER
MARIANA HRKAC* *SALES REPRESENTATIVE

Over 60 Years Combined Experience!

Dear Resident,
 With the new year having arrived at our doorstep we know many of you are wondering what's on the horizon for the real estate market. As you may or may not know, with real estate it isn't about one transaction or one piece of advice that we can give you. Making the transaction go as smoothly as possible means being able to provide you with a multitude of options along with solid advice concerning every issue that presents itself. And that comes from years of experience. That experience, we would have to say, is the key. **That means experience in EVERY conceivable market condition with THOUSANDS of transactions completed and BILLIONS OF DOLLARS worth of real estate sold.**

When you hire us, you assimilate all that experience . . . **60 years** of it to be exact. And frankly, **No other realtor team in this area has it.**

We would like to encourage anyone thinking of selling or buying in the next year to call us first. After all, time is money. Being equipped with all the industry factors is crucial to getting top dollar for your home. We know your home is your most prized asset and we will go over and above to make sure you walk out with a winning experience. Just ask our past clients!! We value your time so we'd be happy to come to meet with you and sit down to discuss your real estate goals.

This time of year we know everyone's pockets are drained. Please ask us to bring our valuable coupons for local establishments to save your family money. After all, keeping more money in your pocket is our mission.



CAUTION: ONCE YOU SEE IT - YOU'LL BUY IT!
\$659,900

Immaculate is an understatement!! This spectacular bungalow on 3/4 of an acre is absolutely heavenly inside and out. Features 3 bedrooms, 2400 sq. ft. of luxury, all stunning hardwood and ceramics, granite countertops throughout, top of the line faucets and undermount sinks everywhere, beautiful gas fireplace, gorgeous sunroom off kitchen, breathtaking mitred/maple kitchen, 3+ car garage, gigantic deck, walkways and massive front porch in interlock, great landscaping, sprinkler system, town water, gas and cable. Call us for all the exclusive details or to arrange a viewing.



WHO NEEDS A SPACIOUS 4 BDRM HOME WITH LARGE YARD . . . 65 foot frontage!!
\$354,900

All major renos done \$\$\$\$ in 2006 including roof, new furnace, windows, front door, all aluminum eaves & soffits, gas fireplace . . . only cosmetic left to do and make it your own! Beautiful darker hardwood floors throughout main & upper floor. Beautiful mature treed lot, fenced with great patio/hot tub and loads of grass to play. Did we mention the amazing location on this lovely Crescent? Call us for the soonest available viewing. All appliances included.



FOR THOSE WHO APPRECIATE QUALITY
\$379,900

A mature neighbourhood, quiet street, updated home and almost MAINTENANCE FREE! Here goes the list...Take a big breath...stunning high end kitchen with extended cabinets, pot lights & built-in appliances, fully renovated luxury main bath that you just have to see, new quality windows throughout with California shutters everywhere, new side door and sliders, 3 year old central air, newer driveway with pretty curbs, hardwood everywhere with broadloom over hdwd in living/dining room, new ALUMINUM roof with LIFETIME WARRANTY, & gorgeous inground pool with great yard.



THE GOURMET KITCHEN YOU'VE ALWAYS DREAMED OF \$379,900

This massive treed lot on a quiet court location is home to this 3 bedroom, 2 washroom, superbly renovated beauty. Refinished hardwood floors, renovated main bath, newer interior doors and front door, replaced trim and windows, painted in today's modern tones. Open concept living/dining room and a look into the standout kitchen. Quality explodes with beautiful dark cabinetry, granite countertop, centre island, tumbled marble backsplash and a large pantry for extra space. Garden doors lead off the kitchen to a huge deck and a backyard you may never want to leave.



UNIQUE COUNTRY HOME WITH TOP NOTCH NORVAL LOCATION
\$459,900

BRAND NEW STUNNING MAPLE KITCHEN THAT WILL BLOW YOU AWAY, sit and enjoy it from the eat-in kitchen or the adjacent sunroom with walkout to large deck, pool & fenced yard. This 3 bedroom home comes with loads of character and has been recently refreshed. A circular drive welcomes you and provides tons of parking. Huge building that includes a double car garage plus office space suited for home business, doctor/health practitioner or nursery. Roof 2003, 2 renovated baths, replaced windows, slate/laminate/ceramic floors. Call us to view.



\$\$\$ A DEVELOPER'S DREAM COME TRUE \$\$\$
\$1,875,000

25 acres with tons for frontage...1020 feet. Sits adjacent to City of Guelph official plan. Excellent location. Call Peter* for details.



CALLING ALL SIXTH LINE LOVERS... WE KNOW THERE ARE LOTS OF YOU OUT THERE \$639,900

... on this 0.63 of an acre property that will leave you speechless. This classic, custom-built, Georgian style home is a scene from the movies with its dramatic white pillars, accent shutters, red brick, long paved driveway and mature trees and landscaping to die for. Gorgeous gourmet kitchen with newer built-in appliances and custom features that you have to see for yourself. Totally finished basement in addition to the 3,000 sq ft on main floors. Energy efficient, brand new roof, superbly kept, and recently painted in today's colours. Call us to view.



YOUR DREAM HOME ON A DREAMY 10 ACRES OF PRIVACY AND SERENITY
\$959,900

On a private road, this well-built beauty is over 4,000 sq. ft. plus added space in fully fin W/O basement, very nicely done. Hdwd floors and ceramics throughout, granite countertops, beautiful interior colours, French doors, massive gourmet kitchen sure to impress, this list goes on and on, 3-car garage, huge deck spanning the width of the house and beautifully landscaped grounds.

FOR LEASE

Prime Commercial Space in Rockwood. 450 sq. ft.
 \$500/mth + utilities.
 Call Peter*.