

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



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'.

Give us a call today.



Dave & Mike Krause support The Children's Miracle Network



Melissa Krause*



Mike Krause*, B.B.A.

GEORGETOWN SOUTH

NEW PRICE \$269,900

FREEHOLD GEORGETOWN SOUTH TOWNHOUSE

This James Young Executive Townhouse shows great and features 3 bdrms, 4 wsrms, single car garage, fully fenced landscaped private yard, open concept kitchen with ceramic flooring, w/o to yard, mbr features ensuite with sep shower and soaker jacuzzi tub, w/i closet, partially finished rec room with 2 pc wsrms. An excellent area of town to live, close to schools, shopping and amenities. Call **The Krauses*** for information or your personal viewing.

Another Georgetown South Home **SOLD** BY THE KRAUSE FAMILY

33 CHAPLIN CRES., GEORGETOWN

Why not let us sell yours too?!

Another Georgetown South Home **SOLD** BY THE KRAUSE FAMILY

77 EATON STREET, GEORGETOWN

Why not let us sell yours too?!

1ST AD \$394,900

QUIET STREET - GEORGETOWN SOUTH DETACHED

This approx. 2300 sq. ft. 4 bedroom, 3 wsrms, 2 car garage home shows great and features wood flooring and ceramics throughout main level. Large eat-in kitchen with loads of cupboards, pantry, breakfast bar and w/o to fully fenced yard with 20 x 30 ft deck and above ground swimming pool. Spacious mstr bdrm features 5 pc ensuite with sep shower and jacuzzi tub, w/i closet. M/F laundry, spacious living, dining and family rooms, gas fireplace, Juliet balcony, premium lot pies 50 feet at back! A great area, quiet street near schools, shopping, parks and amenities. Call **The Krauses** for more information.

RAVINE

\$389,900

OVER 1 ACRE WITH RAVINE...

and backing onto golf course, located in Georgetown. This 3 bdrm, 2 wsrms 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 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, prof. 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! 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 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. 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 info.

DETACHED

\$224,900

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 wsrms renovation with jacuzzi tub, private yard with deck. This one shows great! Call **The Krauses** for more information.

NEW \$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 wsrms, 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.

NEW \$399,900

STUNNING 1/2 ACRE COUNTRY PROPERTY

Located on a paved road just 10 minutes to Georgetown, Brampton, 401 & 407. This 3 bdrm 2 wsrms, finished rec room home is spectacular and features gas heat, town water, large bright family/sunroom addition, eat-in kitchen, 2 newer wsrms renovations, hardwood floors in living, wood stove, bar in rec room, gorgeous private backyard with lots of mature trees - a great area and an excellent value here! Call **The Krauses*** for your personal viewing.

\$899,900

CUSTOM BUILT EXECUTIVE ALL BRICK HOME

Located on 1 acre of land in town, this 4+1 bdrm, 3 wsrms, 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.

NEW \$309,900

NEWER SPACIOUS HOME IN GEORGETOWN

This 3 bdrm, 3 wsrms, single car garage home shows great and features large double door entrance, mstr bdrm with ensuite and w/i closet, eat-in kitchen with ceramic flooring, upgraded additional cupboards, breakfast bar and w/o to yard, main floor family room, combined living and dining rooms. Located on a quiet street in a popular subdivision close to hospital, downtown and fairgrounds. This home is spotless and is ready for your family! Call **The Krauses** for more information.

DETACHED

TOWNHOUSES

Another Acton Home **SOLD** BY THE KRAUSE FAMILY

147 COBBLEHILL RD., ACTON

Why not let us sell yours too?!

\$269,900

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 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.

1ST AD \$279,900

QUIET CRESCENT - GEORGETOWN BUNGALOW

This detached 3+1 bedroom, 2 wsrms home is located on a quiet street and features newer kitchen and wsrms renovations, hardwood flooring and ceramics throughout main level, finished rec room with gas fireplace and 4th bedroom. Large premium corner lot. Thousands spent on upgrades including new roof 2005. This one is priced to sell. A great value in an excellent area of town. Call **The Krause* Family** for more information.

\$429,900

PRESTIGE BALLINFAD 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 wsrms 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.

Another Georgetown Townhome **SOLD** BY THE KRAUSE FAMILY

44 ATWOOD AVE., GEORGETOWN

Why not let us sell yours too?!

LAND

COMMERCIAL

\$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.

\$125,000

BUILDING LOT IN GEORGETOWN

Close to all amenities on a quiet street. This lot is approx. 50 x 133 ft. and is suitable for a custom build. Build your own or bring your builder! Development levies to be paid by the buyer. GST may be applicable. Why not build your dream home in a great neighbourhood on an excellent street! Call **The Krauses** for more information.

\$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 \$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*** for more information.

\$519,900

GREAT INVESTMENT OPPORTUNITY IN GEORGETOWN

Located on quiet street in central Georgetown. Close to all amenities, this 6-plex hs annual gross income of approx. \$47,000 & offers lots of parking. 3 - 1 bdrm units & 1 bachelor apartment. All units currently rented with mostly long term tenants. An excellent investment in this always expanding great community. Call **The Krauses** 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