

## Discover How to Avoid the 6 Biggest Mistakes Homebuyers Make

**HALTON HILLS:** A new report has just been released which identifies the 6 most common and **costly mistakes** that homebuyers make when buying a home.

Mortgage regulations have changed significantly over the last few years, making your options wider than ever. Subtle changes in the way you approach mortgage shopping, and even small differences in the way you structure your mortgage, can cost or save you literally thousands of dollars and years of expense.

Whether you are about to buy your first home, or are planning to make a move to your next home, it is critical that you inform yourself about the factors involved.

In answer to this issue, industry insiders have prepared a FREE special report enti-

led "6 Things You Must Know Before You Buy".

Having the right information can make a major difference in this critical negotiation.

Order this report NOW to find out what you need to know to secure the best mortgage for your next move.

**To get your FREE copy today visit [www.homes4uinhaltonhills.com](http://www.homes4uinhaltonhills.com) or to hear a brief recorded message about how to order your FREE copy of this report call 1-877-216-4228 ID# 1004. You can call anytime. Call NOW to find out what you need to know before you buy a home.**

*This report is courtesy of (Janice Rumley, Royal LePage Meadowtowne Realty Brokerage). Not intended to solicit properties currently listed for sale.*

# Got A New Listing?

## Get it SOLD!

Call Sue Spizziri  
to book your ad now!

905-873-0301 Fax: 905-873-0398

E-mail: [realestate@independentfreepress.com](mailto:realestate@independentfreepress.com)



**The Independent**  
A Metroland Community Newspaper & Free Press

SERVING GEORGETOWN, ACTON AND SURROUNDING AREA



**COUNTRY HOME ON PRIVATE 2 ACRES**  
**\$499,900**

Well cared for sidesplit nestled on 2 acres. Living room with cathedral ceiling & hardwood floors. Custom designed kitchen with cathedral ceiling, bleached oak cabinets, ceramic floors, breakfast area & walkout to deck & screened-in porch. (15'6" x 11'6"), sunken sunroom with pellet stove, high efficiency windows & ceramic floor. 3 bedrooms, family room with hardwood floors & wood fireplace, office or 4th bedroom. 1-5 pc washroom & 1-3 pc. Double garage/workshop with studio/guest suite. 10 minutes to town of Georgetown. Please call Michele\* or Gord\*\*\* to view.



**WELCOME TO ROCKWOOD**  
**\$362,500**

2 storey family home in quiet neighbourhood. Walk in to mud room from double car garage. Foyer with hardwood floors. Sunken living room, separate dining room with hardwood floors. Bright kitchen with bleached oak cabinets, ceramic floors & breakfast bar open to family room with cathedral ceilings, hardwood floors, gas fireplace & breakfast room with terraced doors to patio & fenced backyard. 3 bedrooms, master bedroom with ensuite & walk-in to finished office/loft area. Central air & central vac. Large landscaped lot. Call Gord\*\*\* or Michele Dawe\*.



**FIRST-TIME BUYER'S**  
**\$229,500**

Spacious 4 level backsplit semi located at 54 Greenore Cres. in Acton features 3 bedrooms, paved drive, built-in garage with entrance, fenced backyard (backs onto green-space), living room with walkout to deck, updated 2 pc washroom, large eat-in kitchen, large dining room with new laminate flooring. Fast closing available. \$229,500. Call Barry McNabb\* at 1-888-656-4348



**JUST MOVE IN! \$299,900**

Immaculate brick home close to Fairy Lake. Beautiful 2 storey family home in quiet area. New hardwood floors in main level. Bright eat-in kit., oak cabinets, living room with hardwood floors & walkout to brick patio, fenced backyard & perennial gardens. 3 bdrms, mstr bdrm with walkin to 4 pc. wshrm. Finished rec room with broadloom & gas FP. 4 pc. wshrm with ceramic floors & oversized whirlpool tub. Central air, central vac, attached double car garage. New oak floors in '06, updated windows. Shows 10+. Michele\* or Gord\*\*\*.



**CUSTOM QUALITY BUNGALOW - \$499,900**

on .70 acre on private country setting. Enjoy the beautiful sunrises on the back covered deck on the magnificent sunsets on the lowered front porch. Quality home with family room with hardwood floors, Barzotti cherry kitchen overlooking DR with walkout to covered deck. Cosy LR with gas FP with oak mantle. Lrg. mstr bdrm with hardwood floors, walkout to deck. 5 pc. ensuite with whirlpool tub & sep. shower stall & walkin closet. 2nd bdrm/office with hardwood floors. 3rd & 4th bdrm with sep. 3 pc. ensuite. Main flr. laundry & mud room. Oversized double car garage. Great commuting location, 15 mins. to 401 & Milton, 50 mins. to Airport & 1 hr. to Toronto. Call Michele\* or Gord\*\*\* to view.



**WELL CARED FOR 3 BEDROOM HOME IN TOWN OF ACTON \$279,900**

Family neighbourhood. Minutes to major shopping area. Double paved drive. Liv rm & din rm with updated laminate flooring. Bright kitchen open to din rm with upgraded vinyl flooring, pantry with pull-out drawers, ceramic backsplash, & walkout to custom 2 tiered deck with gazebo. Great area for entertaining. Lower level features rec room with pine wainscoting & gas FP, cold cellar & laundry rm with built-in cabinets. Attached insulated garage. Call Gord\*\*\* or Michele Dawe\*.



**ARENA AREA - ACTON**  
**\$295,000**

3 bedroom family home, walk to arena, schools, shopping, toddler park. Neutral decor. Kitchen has upgraded cupboards with ceramic tile backsplash, upgraded appliances, breakfast bar and 8 foot sliding doors to back yard. M/br w/ensuite and m/bath with oversized tub. Large foyer w/ceramic tile, central air, water softener. Broadloom and ceramic flooring throughout. Large linen/storage cupboard with window above on stair landing. Fast closing available. Call Barry McNabb\* at 1-888-656-4348.



**\$599,000**

**CENTURY STONE HOME BUILT IN 1840 "THE SQUIRE STRANGE HOUSE"**

This historical landmark was originally built in 1840 with a stone addition in the 1860s by Henry Strange for his wife and 14 children. This majestic home sits high on 1.12 acres overlooking the Eramosa River with 100' of river frontage. Centre hall plan, up & down staircase, crown mouldings, 12' baseboards, pine floors, deep sills, 10'10" ceilings, sun room with exposed stone walls, large principal rooms. 8 fireplaces originally heated the home in the 1800's. Italian stone masons were hired to craft the Italian moulding on the ceilings. Call Michele\* or Gord Dawe\*\*\* for the residential & commercial uses of this phenomenal property.



**NEW**

**FREEHOLD BUNGALOW TOWNHOME IN VILLAGE OF ROCKWOOD WITH LARGE RAVINE LOT \$324,900**

Interlocking brick driveway. Foyer with ceramic floors. Separate dining room/bdrm with hardwood floors & cathedral ceiling. Oak kitchen with ceramic floors, breakfast bar overlooking great room with hardwood floors, vaulted ceiling, skylight, gas fireplace & walkout to interlocking brick patio & beautifully landscaped yard. Largest ravine lot in development. Main floor mstr bedroom with 4 pc washroom & double closets. Main floor laundry, walk-in from garage. Upper level features loft/sitting area, 4 pc washroom and 2nd bedroom. Central air. Peaceful village setting. 50 minutes to Toronto airport, 1 hour to Toronto & minutes to Rockwood Conservation. Call Michele\* or Gord\*\*\*.



**ATTENTION FIRST TIME HOME BUYERS!**

Well maintained bungalow in established neighbourhood in Acton, close to schools, parks & recreation center. Updated windows, furnace & electrical, central air. Eat-in kitchen with updated vinyl flooring. Spacious living room with bay window, 2 bedrooms, large unfinished basement, 16' x 29' deck with fenced backyard. Mature tree area. Excellent home for first-time home buyers or retired couple. Please call Gord\*\*\* or Michele\* to view.



**SOLID AS A ROCK - CENTURY HOME**

2 storey stone house on 1.2 acres backing onto parkland. Bright eat-in kitchen, extra large living & dining room, perfect setting for an old fashioned Christmas, lots of room to entertain. 4 bedrooms & upper floor laundry, ideal for growing family. Historic stone garage & studio, 40 x 60 barn can easily be converted to 3 car garage & workshop. The possibilities are endless for this immaculately kept property. Call Deb Patterson\*.



**NEW**

**GREAT FAMILY HOME**

5 mins. to 401 on large treed lot. Well maintained & updated brick bungalow, 15 mins. to the town of Milton. Front porch, LR with maple floors & wood FP, sep. DR with maple floors, updated 4 pc. wshrm. Updated European kitchen with maple floors, granite counter, pot lighting, ceramic backsplash & under counter lighting. 3 spacious bdrms, master with 4 pc. ensuite & walkin closet. Finished rec room with bar & wood FP, 4th bdrm & 4 pc. wshrm. Updated windows, gas furn., flooring & bathrooms. Air, double car garage, inground pool 18'x36'. Call Michele\* or Gord Dawe\*\*\* to view.



**ROCKWOOD BUNGALOW ON LARGE MATURE LOT**  
**\$244,900**

Large 79.82' x 187.63' mature treed lot backing onto woodland. Well maintained home with walk-up from basement. Stone walkways, covered front porch (16'6" x 8'). 3 bedrooms, living room, eat-in kitchen & sunroom. Updated 4 pc bathroom, windows, steel roof, furnace, 100 amp service. Excellent starter for 1st time buyers or retired couple. Beautiful mature lot. Please call Michele\* or Gord\*\*\* to view.

Town and Country with Gord\*\*, Michele\*, Barry\* and Debbie\*

"Selling homes in your neighbourhood for 35 years!"

**RE/MAX**

**1-888-656-4348**

**Blue Springs Realty (Halton) Corp. Brokerage**

[www.remaxbluesprings.on.ca](http://www.remaxbluesprings.on.ca)



Gord\*\* & Michele Dawe\*

\*\*\*Broker of Record \*Sales Representative



Debbie Patterson\*

Barry McNabb\*