

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'. Give us a call today.



Melissa Krause* Mike Krause*, B.B.A.

GEORGETOWN SOUTH

Another Georgetown South Home
SOLD
 BY THE KRAUSE FAMILY
 33 SMITH DRIVE, GEORGETOWN
Why not let us sell yours too?!

Another Georgetown South Home
SOLD
 BY THE KRAUSE FAMILY
 100 JAMES YOUNG, GEORGETOWN
Why not let us sell yours too?!

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?!

Another Georgetown South Home
SOLD
 BY THE KRAUSE FAMILY
 32 STONE STREET, GEORGETOWN
Why not let us sell yours too?!

GEORGETOWN SOUTH TOWNHOUSES DETACHED

NEW \$369,900
4 BDRM GEORGETOWN SOUTH PREMIUM LOT
 This approx. 2000 sq. ft. home is gorgeous and features large irregular pool-sized corner lot, spacious family room with gas fireplace and 2 skylights, eat-in kitchen with ceramic flooring, breakfast bar, w/o to yard and pantry, combined living, dining rooms. Massive sized mstr bdrm features walk-in closet and large ensuite wsrn. Located on a quiet street - walk to parks, schools and amenities in the popular Georgetown South area of town. This one is priced to sell fast! Call **The Krause Family** for more information.

NEW \$214,900
POPULAR LYNDEN CIRCLE GEORGETOWN TOWNHOUSE
 This 3 bdrm, 2 wsrn, single car garage home is located in the popular Lynden Circle area of town and features spacious bdrms, mstr has semi-ensuite, finished rec room with 4th bdrm, entertainment area and w/o to patio & yard, spacious living dining rooms with w/o to deck, eat-in kitchen has b/i dishwasher and pantry. This is an excellent neighbourhood to live in at a realistic price. Call **The Krause Family** for more details.

NEW \$344,900
THOUSANDS OF UPGRADES ~ 1 EXCELLENT HOME
 This 3 bdrm, 4 level backsplit home is located on a quiet crescent in the newer area of Acton and features large eat-in kitchen with cathedral ceilings, ceramic flooring, ceramic backsplash, glass corner cupboards, upgraded cupboards, spacious family room has w/o to private fenced yard with interlocking patio, hardwood flooring, gas fireplace, hardwood flooring in living room, upgraded Berber carpet upstairs, oak staircase, 2 oversized wsrms, main features separate shower and oval soaker tub, upstairs laundry, 2 car insulated garage with access into house and to backyard, c/vac, c/air, Vaneer system, oversized mstr bdrm. This one is spectacular and great for your family - just move in! Call **The Krause Family** for more information.

\$269,900 POOL
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.

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

NEW \$209,900
LARGE DETACHED HOME WITH LARGE WORKSHOP
 This lovely older character home is located in the heart of Acton on a lovely 132 ft deep lot backing onto creek! Features 1.5 oversized car garage/workshop, lots of parking, 3 spacious bdrms, 2 wsrms, main has jacuzzi tub, sep shower and skylight, gorgeous kitchen addition with hardwood flooring and w/o to deck and yard. Also features good sized living, dining and family rooms all with hardwood floors. This is a great starter home in the always expanding community of Acton. Stop renting, call **The Krauses**.

NEW PRICE \$389,000
STUNNING 1/2 ACRE COUNTRY PROPERTY
 Located on a paved road just 10 minutes to Georgetown, Brampton, 401 & 407. This 3 bdrm 2 wsrn, finished rec room home is spectacular and features gas heat, town water, large bright family/sunroom addition, eat-in kitchen, 2 newer wsrn 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.

\$859,900
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.

NEW PRICE \$304,900
NEWER SPACIOUS STUNNING HOME IN GEORGETOWN
 This 3 bdrm, 3 wsrn, 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.

RAVINE

\$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 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 1/8 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.

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

NEW \$979,000
WORKING FARM FOR SALE
 This 91.7 acre farm NOT LOCATED in the GREENBELT is located just west of Marsville on Dufferin County Rd. 3. Features includes large home with a family room addition in 1988. Most new windows, main floor laundry & eat-in kitchen. The buildings include a 60x65 steel clad bank barn, a 5200 bushel grain barn with a mix mill and a 100 x 54 ft steel clad drive shed with 4 large doors, one being 15.5 ft high x 16 ft - suitable for tractor trailer. This is one of the nicest workable farms in West Garafra. Priced at \$979,000. Call **Dave*** or **Mike Krause*** for your personal viewing.

\$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.

\$519,900
GREAT INVESTMENT OPPORTUNITY IN GEORGETOWN
 Located on quiet street in central Georgetown. Close to all amenities, this 6-plex has 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 excelent 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