

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
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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 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.

← DETACHED → COMMERCIAL →

OPEN HOUSE SUNDAY 2-4 P.M. ~ 36 CALLAGHAN CRES., GEORGETOWN



NEW \$519,900

NEWER GEORGETOWN HOME ON PREMIUM LOT!
This spacious 2689 sq. ft. home has over \$65,000 spent in upgrades and shows better than a model home! Features 4 large bdrms, mstr has 5 pc ensuite with soaker tub and separate shower, w/i closet, stunning eat-in kitchen with loads of upgraded cupboards, ceramic flooring and w/o to private over-sized pie-shaped backyard with mature trees, newer deck, interlocking patio and hot tub. Hardwood flooring in living and dining rooms, pot lights and California shutters throughout home, gas fireplace in spacious family room, upgraded light fixtures, c/air, c/vac. This one has everything you can want on a quiet crescent in town. Call **The Krause Family** for more information.



NEW \$399,000

OLD DOWNTOWN PARK AREA CHARMER!
This lovely 3 bdrm, 4 wsrn, 2 car garage, detached home is set on a lovely, well treed private resort-like backyard lot and features hardwood flooring on all levels, including finished w/o bsmt rec room and all bdrms, large eat-in kitchen has w/o to yard, mbr features w/i closet and 4 pc ensuite, 2 fireplaces, spacious room sizes, lots of upgrades, walk to many schools, parks, library, restaurants, churches, etc. in the preferred character area of town. Call **The Krauses** for more information



NEW \$699,900

HISTORIC COMMERCIAL BUILDING - IN GEORGETOWN
Are you looking for an excellent building and location for your business? If yes, here it is. This lovely charming building offers a prestigious old downtown location on a large 94 x 132 ft lot with parking for 10 vehicles, lots of newer renovations, approx 4700 sq. ft. of space. Lots of charm, character and history as the building was built in 1876 as a Methodist Church. Many different possibilities and uses - most recently was used as a fine dining restaurant and bar. An excellent area and value for your business needs. Take pride in ownership. Why pay rent? Call **The Krause Family** for more information!



← GEORGETOWN SOUTH → DETACHED →



NEW \$369,999
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 \$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, 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.

OPEN HOUSE, SAT. 2-4 PM 30 MACKENZIE ST., GEORGETOWN



NEW \$369,900
NEWLY RENOVATED WITH INGROUND POOL!
Located on a quiet street near schools, shopping and amenities, this 3+1 bdrm, 2 wsrn, 2 kitchen home has everything done to it, separate entrance to basement inlaw suite, new hardwood flooring in living and bdrms, newer kitchen and dining room renovations, single car garage, most newer windows and doors, finished rec room with spacious inlaw suite featuring eat-in kitchen, 4 pc wsrn and large living area. Amazing lot with inground heated pool all redone in 2006 including liner, pump, skimmer and cover. Lots of decking for entertaining, parking for 6 cars. This one is ready for you to move in. Call **The Krause Family** for more information.



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.



← DETACHED →



DETACHED 2 FAMILY HOME + SOME COMMERCIAL ZONING \$224,900
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.



Another Acton Home SOLD BY THE KRAUSE FAMILY
115 MAIN ST., ACTON
Why not let us sell yours too?!



Another Country Property SOLD BY THE KRAUSE FAMILY
8917 HERITAGE RD.
Why not let us sell yours too?!



CUSTOM BUILT EXECUTIVE ALL BRICK HOME \$859,900
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 \$299,900
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 →



OVER 1 ACRE WITH RAVINE... \$389,900
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.



DETACHED RAVINE BEAUTY - BACKING ONTO GOLF COURSE \$439,900
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.



4 ACRES OF PRIVACY ~ BACKING ONTO RAVINE AND SILVERCREEK \$849,000
Located in the Glen Williams, this 5 bdrm estate home offers 1/2 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.



Another Country Property SOLD BY THE KRAUSE FAMILY
13999 TRAFALGAR ROAD
Why not let us sell yours too?!

← TOWNHOUSES → LAND →



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 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 Garafaxa. Priced at \$979,000. Call **Dave* or Mike Krause*** for your personal viewing.



NEW \$979,000



LAND ADJACENT TO THE URBAN BOUNDARY \$10,000,000
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.

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