

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'.



Dave & Mike Krause support The Children's Miracle Network



Melissa Krause*



Mike Krause*, B.B.A.

GEORGETOWN SOUTH

OPEN HOUSE
SUNDAY
2-4 PM
21 Oak St.
Georgetown



1ST AD \$467,900



STUNNING GEORGETOWN SOUTH - 4 BDRM

This lovely popular upgraded Westminster model home has thousands spent on extras including newly renovated, spacious eat-in kit. featuring granite countertops, ceramic backsplash, hardwood floors, loads of upgrades, pantry and wine rack, prof. finished rec room with 3 pc washrm and built-in entertainment unit, 4 spacious bdrms, mstr has 5 pc ensuite with sep. shower & jacuzzi tub, w/i closet, hardwood flooring throughout main level + ceramics, California shutters, pot lights, 2 sided gas fireplace, formal living & dining rooms, large family room, crown mouldings, 2 car garage, private fenced yard with patterned concrete patio. This one is a beauty - just move in! Call **The Krause Family** for more info.



Another Georgetown South Home SOLD BY THE KRAUSE FAMILY
29 HARRIET ST., GEORGETOWN
Why not let us sell yours too?!



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 info.

DETACHED



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 \$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.



Another Acton Home SOLD BY THE KRAUSE FAMILY
84 BEARDMORE CRES., ACTON
Why not let us sell yours too?!



\$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 COMMERCIAL



\$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.



\$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 \$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.



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!



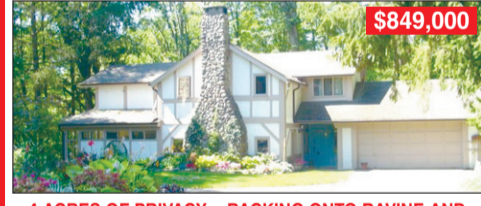
RAVINE



\$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 1/2 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.



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

TOWNHOUSES LAND



110 LYNDEN CIR., GEORGETOWN



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.



1ST AD \$529,000
HOBBY FARM 5 MIN. FROM GEORGETOWN
2 great options - one amazing property. Option 1: Build your dream home on approx. 12 acres of land in Ballinfad, Halton Hills, offering 2 paved road frontages, lots of mature trees, flat lands, barn, garage a 5 minutes to Georgetown and Acton. A great location and an excellent property only 15 min. to 401 OR maybe you'll want Option 2: Move into this 3 bedroom older bungalow that is already on the property and enjoy your separate garage, barn and private country property! Either option is worth every dollar here! Choose your option fast before both options are gone! Call **The Krause Family** for your personal viewing.



\$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.

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