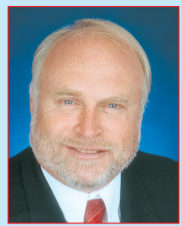


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Melissa Krause*



Mike Krause*, B.B.A.

GEORGETOWN SOUTH



Why not let us sell yours too?!



1ST AD \$444,900
SPACIOUS PARK AREA 5 LEVEL HOME!
Are you looking for a large family home with a private yard in the Park area of Georgetown? Here it is. This spotless, well maintained updated home shows excellent and features spacious bdrms, master has his/hers closets and ensuite. Large combined living/dining rooms, spacious eat-in kitchen overlooks stunning family room with fireplace and w/o to private landscaped fenced yard with hot tub. Lower level is finished with spacious 2nd kitchen and lots of entertaining space! This home also features 5th level for more storage space or workshop. Recent upgrades include new front door, garage door, new driveway with interlocking sides, ceramic front porch, 3 new washroom renovations. This one is a charm. A must see! Call **The Krause Family** for your personal viewing.



COZY 2 BEDROOM BUNGALOW...
\$259,900
on desirable street in mature Georgetown. This home offers a large yard and plenty of parking! Potential inlaw suite adds extra living space for your family. Upstairs offers very spacious living room/dining room as well as eat-in kitchen. Great starter home with tons of privacy! Call **The Krause Family**.



UPGRADED BUNGALOW IN ACTON
\$284,900
Stunning 3 bdrm, 2 wsrn, 2 kitchen family home with huge private yard and lots of upgrades including new kitchen renovation, hardwood floors, ceramics, windows, spacious living room, large bedrooms, sep. entrance to finished basement with inlaw suite - great for the extended family! Walk to schools, shopping and amenities. This one is a beauty and great for your family! Call **The Krause Family** for your personal viewing.

DETACHED



STUNNING DETACHED BUNGALOW IN ACTON
\$219,900
This lovely 3 bdrm, updated home shows great and features large eat-in kitchen with lots of cupboards, b/i dishwasher and double sink, spacious living room, all newer windows, high-eff. furnace, A/C, gas fireplace in bsmt. Large sep. garage/workshop, private yard. This one is an excellent starter home for great retirement in an excellent area of Acton. Call **The Krause Family** for more information or your personal viewing.



NEW CUSTOM BUILT 3400 SQ FT ON 15 ACRES
\$979,900
This amazing executive home and property has everything you've ever wanted, located near both Acton and Georgetown on 15.44 private acres with mature trees, great views, trails for walking, skiing, skidoos, tobogganing, large pond with fountain. This stone and brick well built 4 bdrm, 3 wsrn home features 13 ft ceilings, 16 inch ceramic tiles, 30 x 30 garage with family room/games room above it, wide staircases, 2 fireplaces, B/I dining room cabinets, huge custom kitchen featuring granite countertops, ceramic backsplash, maple cupboards, B/I appliances, centre island & breakfast bar, large great room, Mbr has 6 pc ensuite with jacuzzi tub, sep. massage shower, marble countertops, W/I closet. This home and property is a hidden gem and a real piece of paradise. Call **The Krause Family**.

OPEN HOUSE SAT. & SUN. 2-4 P.M.
79 Churchill Rd. S., Acton



NEW \$299,900
STUNNING RENOVATED DETACHED HOME IN ACTON
This spacious 4 level sidesplit home is gorgeous set on a large private lot close to schools, shopping and amenities and features hardwood flooring in living, dining, kitchen and all bdrms. Renovated spacious kitchen has breakfast bar and overlooks large family room with w/o to yard and deck. Single car garage, 2 updated washrooms, all newer windows and doors. This home has everything you need for your family and is in move-in condition! Call **The Krause Family** for your personal viewing.



NEW PRICE \$449,900
1/2 ACRE LOT WITH HEATED I/G POOL AND HOT TUB
Spectacular renovated 3+1 bdrm bungalow. Main flr offers gleaming hrdwd thruout w/ceramics in reno'd kit that features granite countertops, contemporary design & w/o to yard w/stunning I/G pool. Mstr features new 3 pc ensuite w/outstanding marble flrs & huge walk-in closet. Lower level boasts 4th bdrm w/3 pc ensuite. Stunning family home located across from desirable North Halton Golf and Country Club. Call **The Krause Family** for your personal viewing.



DETACHED



NEW PRICE \$209,900
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 Krause Family**.



LOVELY EXECUTIVE HOME - NESTLED ON 10 PRIVATE ACRES
\$830,000
This spacious, approx. 4200 sq. ft. home is gorgeous and features lots of unique charm & character including hrdwd and plank flooring, terra cotta and ceramic tiles, large loft - great for games room, 4 spacious bdrms, mstr has large ensuite, w/i closet, 5 wsrms, m/f office, eat-in kit. features b/i appliances, w/o to deck & yard, 2 FPs, large family rm, 2 car garage, lots of mature trees, sep. 4 stall horse barn with loft and paddocks. Located close to town and near 401 for easy commute. Call **The Krause Family** for more information.



YOUR VERY OWN PIECE OF PARADISE...
\$519,900
nestled on approx. 3 acres on a private road and only 10 mins. to Georgetown. Property is very well maintained with gorgeous landscaping and very large heated workshop. Home has been extraordinarily maintained with all desirable upgrades ranging from updated doors and windows, to a fully renovated custom kitchen and bathrooms. Master bedroom has 2 pc semi ensuite and large dressing room. Call **The Krause Family**.



NEW PRICE \$3,700,000
GREAT INVESTMENT/BUSINESS OPPORTUNITY - APPROX. 26 ACRES
NOT IN THE GREENBELT located on Winston Churchill Blvd. just n. of Steeles currently operating as Melody Acres horse boarding facility featuring 3 barns, 60x136 indoor arena w/large viewing lounge that has kitchenette and wsrms, 46 stalls, tack rms, wash areas, hay lofts, paddocks, outdoor sand ring 150 x 350 w/lighting. Property also features sep 24 x32 workshop/garage with 2 large bay drs, ponds. Large det. home with sep. inlaw suite, indoor pool, hot tub, skylights, sauna, family rm with wet bar, spacious liv/din rms, 6 bdrms, 6 wsrms, 2 car attached garage, FP, additional motor home on property. This property offers lots of opportunities including future development potential! Call **The Krause Family**.

2 bedroom Georgetown townhouse. \$1300/month plus utilities. Call The Krause Family 905-877-5211

COMMERCIAL



NEW PRICE \$349,900
AUTOMOTIVE BUILDING AND BUSINESS FOR SALE
An excellent opportunity to be your own boss! This well established business and building is offered for sale and includes 2 loft doors, 1-12 ft. door, hoists. Approx. 1960 sq. ft. steel building with office area, storage area and lots of space on work on vehicles. Also features main street (Highway 25) location and signage, 16 ft ceiling height, wsrn. Includes all equipment, tools, building and good will. Call **The Krause Family** for more information.



APPROX. 1000 SQ.FT. COMMERCIAL SPACE - FOR LEASE
\$16 SQ. FT + TMI (\$5.50 sq.ft)
Located on Highway #7 (Guelph Street) in Georgetown. This space is waiting for your business! Features high ceilings, wsrn, highway 7 signage and exposure. Popular indoor mall location. Lots of parking. A great value in this excellent, well maintained building in town! Call **The Krause Family** for more information.



1ST AD \$199,900
ACTON TOWNHOME - OVER \$20,000 IN RENOVATIONS
This lovely all newly renovated 3 bdrm, 3 wsrn townhome is located in the popular Kingham Rd area of town, close to all amenities and features 3 new wsrms renovations, new kit., all new upgraded laminate flooring in living, dining & rec rooms, new broadloom in all bdrms, finished w/o bsmt to private yard with no homes behind! Gas FP in living rm, ensuite in mstr bdrm, ceramic flooring in foyer and kitchen. This one shows excellent is ready to move into! Call **The Krause Family** for your personal viewing.



LOVELY UPDATED TOWNHOUSE IN ACTON
\$179,900
This 3 bdrm, 2 wsrn home is located in a great neighbourhood close to schools and parks and features wood floors in living, dining and all bdrms. Newer kitchen renovation with loads of cupboards and ceramic flooring, finished rec room offers 2 pc wsrn and lots of space for entertaining. All newer windows, large private fenced yard and spacious room sizes make this one an excellent family home. Call **The Krause Family** for your personal viewing.



1ST AD \$179,900
AMAZING RENOVATED TOWNHOUSE IN GEORGETOWN
Great starter home in an excellent area of town with thousands spent on upgrades including new kitchen with ceramic flooring, b/i dishwasher and lots of cupboards, newer wsrn has ceramic tiles around tub, new vanity and tops, new flooring, new laminate flooring throughout main level and in bdrms. Large open concept main floor features gas fireplace, combined living & dining rooms and m/f office and laundry. All freshly painted in neutral colours. All upgraded light fixtures and interior doors throughout. Everything is done here, just move in and enjoy! Call **The Krause Family** for your personal viewing.

RAVINE



STUNNING PRIVATE LAND-SCAPED PROPERTY - WITH RAVINE
\$409,900
This 3 bdrm, 3 wsrn, single car garage home shows great and is located in the prestige park area of Georgetown, walk to downtown, shopping and restaurants. Features spectacular private yard backing onto mature ravine and prestige North Halton Golf Course, lovely gardens, large 76 x 336 ft. deep lot, home features hardwood floors, all new windows, aluminum roof, newer soffits, fascia, eaves, siding. Mstr bdrm has balcony, ensuite and his/her closets. This one is lovely and a must see! Enjoy privacy with all the features of being in town. Call **The Krause Family** for more information and your personal viewing.



PARK-LIKE MUSKOKA SETTING IN YOUR OWN BACKYARD - FISH THE CREDIT RIVER
\$649,900
Come home every night to "Your Own Piece of Paradise". This approx 1 acre property backs onto the Credit River, has lots of privacy, mature trees, pond with fountain etc. And features lovely 3450 sq ft bungalow (including bsmt), with 4+1 bdrms, 2 wsrms, large eat-in kit., sunroom with 2 skylights, hrdwd flrs, 2 FPs, w/o bsmt to patio & yard, large party sized deck overlooks river and property, fin. bsmt offers spacious family rm with FP and w/o to patio & yard, sep heated workshop and 5th bdrm with 4 pc ensuite wsrn. This home and property is nestled on a quiet dead end street in the prestige Glen Williams area. Call **The Krause Family**.



LOVELY ALMOST NEW SEMI - IN GEORGETOWN
\$299,900
This home shows great, located on a quiet street and features 3 spacious bdrms, 3 wsrms, single car garage, hrdwd flrs in living/dining rooms, ceramic flooring in all bathrooms, foyer and kitchen. Mbr has 4 pc ensuite featuring sep shower and soaker tub, w/i closet, large eat-in kitchen has private yard with no homes behind! This one has everything you'll need, a great family home in an excellent area of town. Call **The Krause Family** for more information or your personal viewing.



LIKE A SEMI 4 bedroom link home end unit \$319,900
4 bedroom link home end unit shows like new - only 1 year old. Large unit offers enough living space for you and your family. Main floor office offers eat-in kitchen with walkout to yard. Living/dining rm combination and family room. Home offers desirable upstairs laundry with 4 good size bedrooms. Master has upgraded ensuite with separate shower and soaker tub as well as walk-in closet.

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