

SPECIAL PULL OUT SECTION

Weekend SPOTLIGHT

To advertise, contact: Diane Wolstenholme
905-878-2341 Ext: 210, Fax: 905-876-2364
or e-mail at:
dianew@miltoncanadianchampion.com

 <p>TOWNHOUSES FOR SALE OR RENT 2 Brand new Mattamy Freehold Townhouses 3bedroom "Croftside" (one backing onto open space & end unit) Available for lease or purchase. From \$1,350 mth or from \$269,900. Call Jack for more details. NEW LISTING</p>	 <p>BEAUTIFULLY LANDSCAPED 3 bdrm detached, featuring Brazilian Cherry "Jatoba" hrdwd floor in living/dining rm. Large eat-in kitchen with walkout to fully fenced backyard with interlock patio & walkway 8x10 "Royal" shed. 3 car front parking, side door entrance. Quick possession. Call Jack for more details. \$334,900</p>	 <p>TIFFANY DELIGHT Absolutely stunning 4 bedroom brick home (2900 sq.ft.) Featuring double entrance doors, sunken foyer, upgraded hardwood floors, oak staircase, California shutters, 5 piece ensuite. Close to parks, schools, transit, shopping, quick possession. \$389,900</p>	 <p>SOLD GO TO THE RITZ Fabulous "Ritz" model townhome featuring 1865 sq. ft. of finished living space on 3 levels. Bright eat-in kit with adj. breakfast area w/ patio doors to backyard. Large LR & adj. DR. Master bdrm ensuite & upper sitting/computer alcove + generous sized bedrooms. Finished lower level w/ FR. \$264,900</p>	 <p>QUIET LOCATION Spacious 3 bedroom Mattamy "Powell" model, approx. 1900sq.ft. in Hawthorne Village. 3 baths, master bedroom ensuite with soaker tub and separate shower, large kitchen bright walkout and family room. For information call Jack. \$334,900</p>	 <p>PREMIUM PROPERTY Large pie shaped lot in Hawthorne Village. Featuring Mattamy "Sunderland" model with 9ft ceilings, spacious living rm & dining rm, 4 bedrooms & 5 pc master ensuite. Bright upgraded eat-in kitchen with stainless steel appliances, granite counter tops, walkout to backyard, main floor family rm with fireplace. Call Jack for more details. \$429,900</p>	 <p>COUNTRY IN THE CITY One acre property. Two bdrm brick/board ranch bungalow. Solid block oversized two truck garage. Long driveway and large parking area fits 8 cars. \$439,900</p>	 <p>THE INSTITUTE for LUXURY HOME MARKETING MEMBER Sales Achievement Award, President's Gold Award, Master SALES Award, Director's PLATINUM Award ROYAL LEPAGE Meadowtowne Realty, Broker INDEPENDENTLY OWNED AND OPERATED</p> <p>Jack Van Jack VanderBreggen Sales Representative 905-878-8101 www.jackvan.com Call Jack Van the Real Estate Man</p>
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OPEN HOUSE
SUN. OCT 23RD
2:00-4:00 PM
7838. 15TH SIDE RD.



\$309,900

BEST BUY IN THE COUNTRY If you want value in the country your look is over. Well maintained 3 bedroom sidesplit. All the major work has been done, new furnace, replaced windows and doors, updated electrical. Finished family room with w/b fireplace, above ground pool. Call Diane to view this great property. Listed at **\$309,900**.

ROYAL LEPAGE
Meadowtowne Realty, Broker
INDEPENDENTLY OWNED AND OPERATED

DIANE MAYNARD, Sales Rep. 905-878-8101

OPEN HOUSE
SAT/SUN 2-4
1050 GORHAM WAY
MLS# W775599




\$424,900

PREMIUM LOT
Thousands Spent In Upgrades, Open Concept, Large Principal Rooms, Ceramics In Foyer & Main Hallways, Upgraded Kitchen, Strip Hardwood In Lr/Dr, Solid Oak S/Case With Oversized Pickets, Decorative Columns, Coffered Ceiling Excellent Location, 9 Ft Ceilings On Main

GO WEST LTD. REALTOR
MAREK KLUGA, Sales Rep. 905-330-1888

\$849,000

OPEN HOUSE SAT 2-4 PM
3 FOREST RIDGE CRES.



Gorgeous 5000 sq.ft. 2.26 acre estate home among the hills, surrounded by newer Estate Homes, great neighborhood, home only 35 minutes from the airport, beautifully landscaped, pool etc. and lots of upgrades. Do not miss this one.

RE/MAX REALTY SERVICES INC.
DEEDAR SINGH, ASSOC. BROKER 905-456-1000

OPEN HOUSE
SATURDAY 1-3
1069 WALLBROOK CRES



\$324,900

NEWER HOME IN GREAT LOCATION!
Largest Powell Model, 1990 sq. ft.! Open concept! Eat-in kit. w/upgraded cabinets, desk area & pantry! Sliding glass drs. from eating area to fenced yard! Family room has custom gas fireplace & mantle! Goodsized bdrms! 2nd floor office area & laundry! MSTR has walk-in closet & 4pc ensuite w/sep. shower! Immediate possession available! Great value for the \$\$\$\$\$! For more information or pictures visit my website at www.marykaymccoy.com

CENTURY 21 MILLER REAL ESTATE LTD.
MARY KAY MCCOY, BROKER, 905-845-9180

OPEN HOUSE
SUNDAY 2PM-4PM
371 BRONTE ST. #80



\$187,900

OLD MILTON
Rare 3+1 bedroom & 3 bathroom Townhouse in Old Milton. Beautiful Custom Kitchen w/ all stainless steel appliances. Many upgrades thru-out. Move In Condition!!!

ROYAL LEPAGE REAL ESTATE SERVICES LTD
Jake & Maria Pedlar, Sales Representative 905-822-6900



Open House coming up?
Create Traffic! Call Diane to book your listing in the Friday Weekend Spotlight on Homes

MILTON CANADIAN CHAMPION 905-878-2341 X210
DIANE WOLSTENHOLME, SALES REPRESENTATIVE

Enlist the help of a professional:

Realtors understand the ins and outs of the real estate market

If you're thinking of selling your home in the near future, you may think that all that's required is a "for sale" sign strategically placed on your front lawn, but any real estate professional will tell you there's much more to it than that.

While a sign on your lawn is of paramount importance to the sale of your home, a well thought out marketing plan is also essential. Your Realtor, of course, is another vital component in the process and one of the first things he or she will discuss with you is a marketing strategy designed to give your home maximum exposure.

Pricing your home at market value is a crucial part of the marketing process. It's important to set the right price. If it's set too high, your home might end up not selling; if it's too low, you could end up losing a lot of money. Your Realtor will probably do a competitive (or comparative) market value analysis (CMA). Through this thorough, objective evaluation process, he or she will come up with a price range for your home which will reflect the most current market conditions.

Also keep in mind that effective marketing of your home requires a lot of communication between you and your Realtor and there are several things you can do to make sure your home gets the best possible exposure.

You should disclose everything you can about your property and the neighborhood in general. This information will help your Realtor a great deal and he can choose how and when this information can be related to prospective purchasers.

For example, there may be something about your home or the area you live in that you may take for granted, but that characteristic could be a major selling point for your home, such as its proximity to local schools and recreational facilities.

It's also wise to be candid about any potential drawbacks as well, so both you and your Realtor can be realistic in arriving at a suitable list price. Where possible, your Realtor is likely to have some suggestions as to how these problems can be improved upon.

As well, your Realtor may notice some serious flaws in your home or even some basic elements that are missing. They may not bother you, but could work to your detriment when it comes to selling your home. As a result, your Realtor is likely to make helpful, reasonable recommendation that will enable you both to market your home successfully. It's important to keep an open mind and follow his advice.

Remember, when selling your home you should keep it very clean and clutter free. A bit of money spent on painting or wallpapering could go a long way in speeding up the sale of your home.

You'll find that a team effort between you and the Realtor, combined with a realistic approach will help you market your home much more effectively.

