

# Weekend SPOTLIGHT on homes



**Ryan CRANE**  
Sales Representative

Marketing Your Home  
For All Its Worth!

(905) 827-3434

**RE/MAX**  
REALTY SPECIALISTS INC.



\$325,500

**FIVE LEVEL BACKSPLIT**

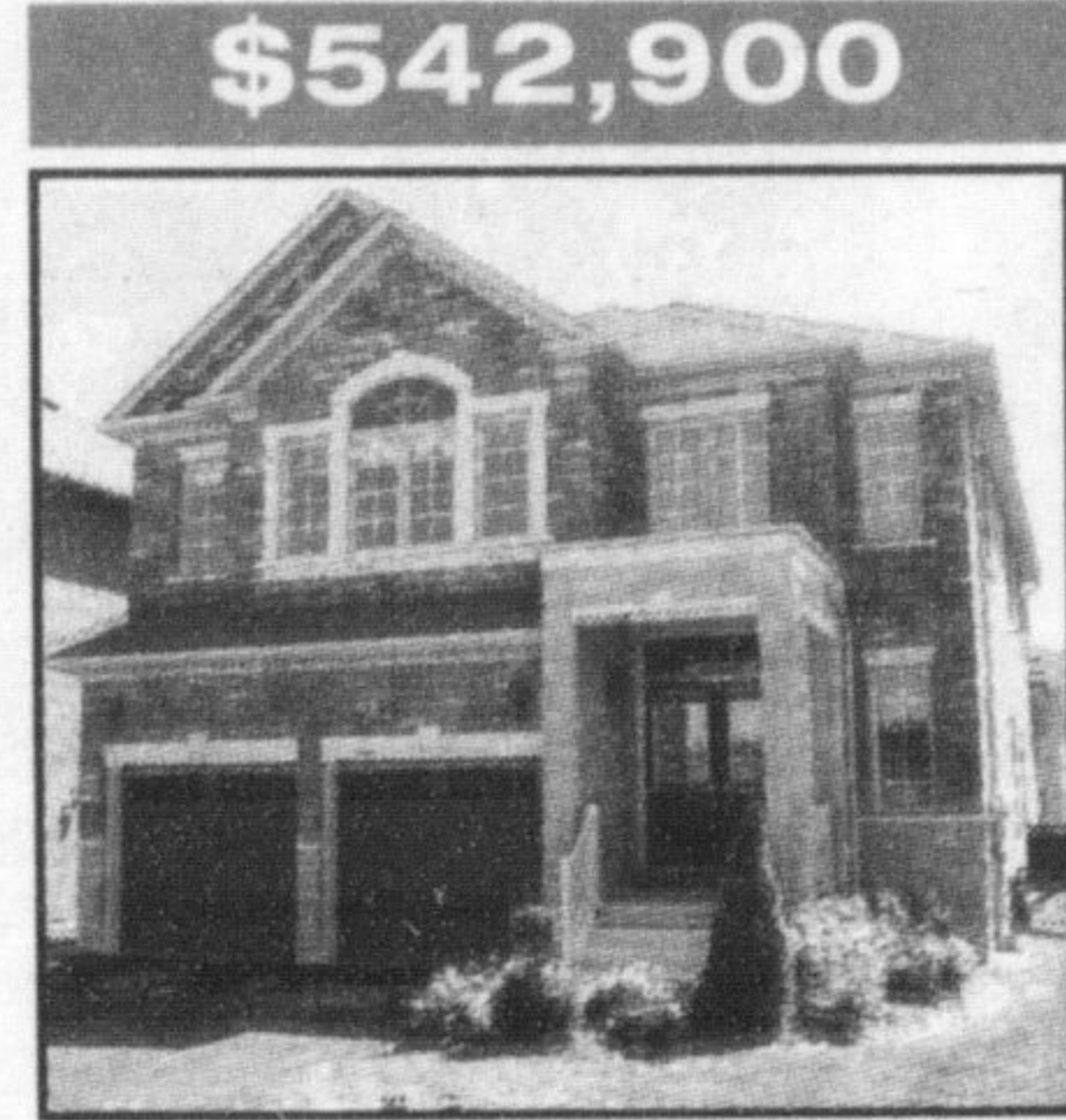
This gorgeous 3 bedroom, 5 Level Backsplit in Acton is on a premium lot backing onto protected conservation land. Huge 2 level basement with Walk-Out to the backyard plus 3 large windows. Very spacious and open main floor with cathedral ceilings in the Kitchen. Breakfast area overlooks the living room.



\$268,700

**1650 SQ.FT. FREEHOLD TOWNHOME**

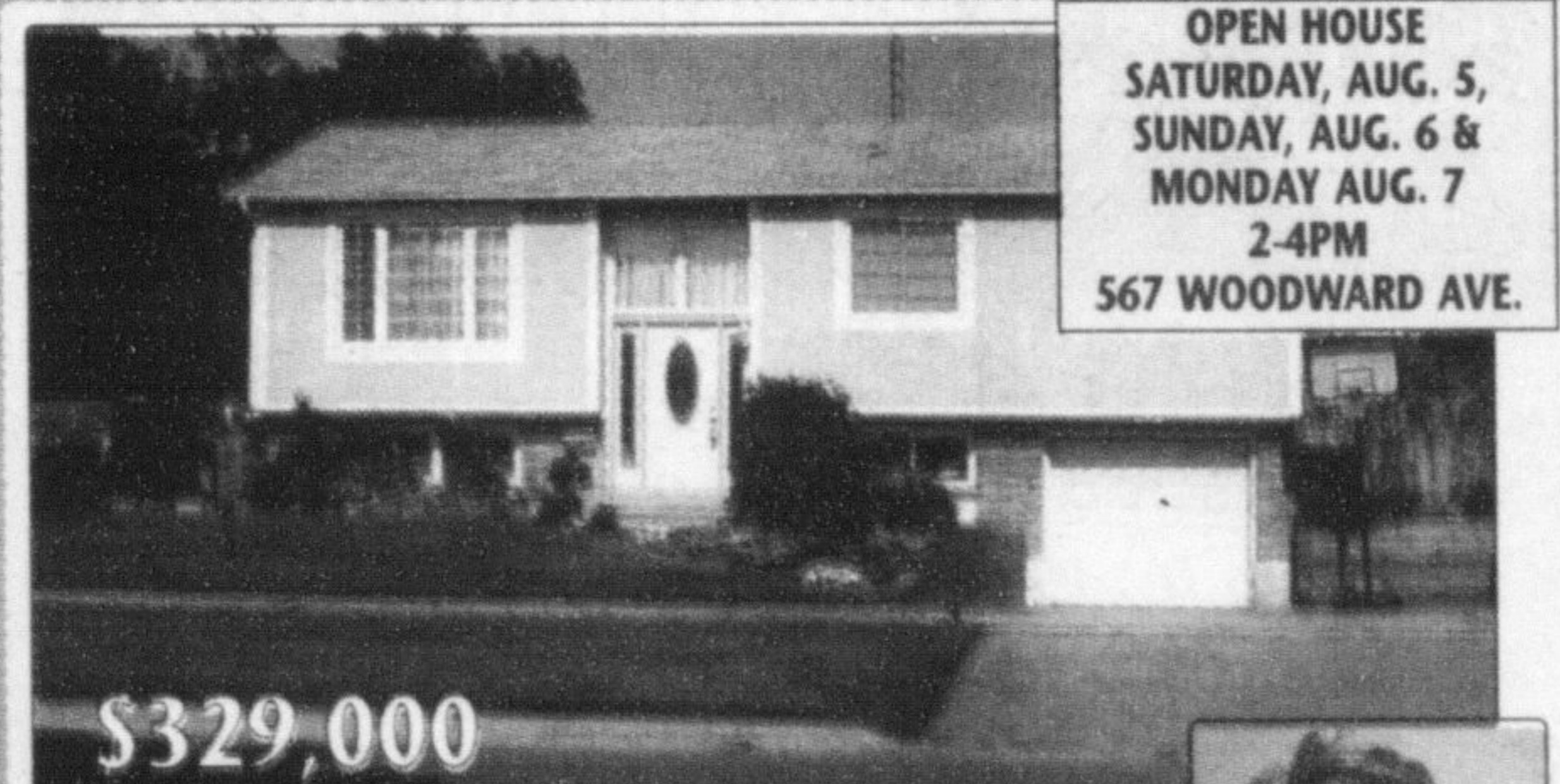
Very bright and spacious home with an open concept main floor. Large Eat-in-Kitchen is open to the family room. Cathedral ceiling in the good size living/dining room. 3 bedrooms and 2 & 1/2 baths. Master bedroom with walk-in closet and 4 pc. ensuite bath. Fully fenced private backyard.



\$542,900

**IMMACULATE DESIGNER DECOR**

This absolutely stunning home was professionally designed and decorated throughout. 4 bedrooms plus 3 and 1/2 baths. Grand 2 storey foyer with circular oak stairs. Huge and fully upgraded kitchen with centre island is open to the family room. Upgraded ceramics, hardwood and broadloom throughout.



OPEN HOUSE  
SATURDAY, AUG. 5,  
SUNDAY, AUG. 6 &  
MONDAY AUG. 7  
2-4PM  
567 WOODWARD AVE.

\$329,000

**EVERYTHING YOU WERE LOOKING FOR AND MORE!**

Located close to Public Schools, Parks, Recreation and Shopping. This 3 bedroom bungalow features a newer kitchen, updated bathrooms and oak flooring in the living/dining room and hallway. Walk down a few steps to the beautifully finished basement with an inside entrance to the garage. At the end of the day - relax in your private yard in your above ground pool. Numerous improvements, please call Angel for the list and a personal tour.



ROYAL LEPAGE

ROYAL LEPAGE MEADOWTOWNE REALTY  
ANGEL LYONS, Sales Rep. 905-878-8101



NEW PRICE

339,900

**CHARACTER HOME**

Located on a large lot in the village of Campbellville with a sizeable out-building and ample parking. This charming home features three spacious bedrooms, formal entrance hall, living/dining room, heated sun/mud room on the back and an enclosed verandah in front. This rare find is offered at \$339,900.00



ROYAL LEPAGE

ROYAL LEPAGE MEADOWTOWNE REALTY  
Barbara Crowe, Assoc. Broker 905-878-8101



OPEN HOUSE  
SATURDAY & SUNDAY  
2 - 4 PM  
196 MANLEY

\$479,900

**RELAXING VIEWS - ON THE POND**

Upgrades galore! Executive 4Bdrm Brick & Stone home on a premium corner lot. Enter the 2-story entry hall with vaulted ceiling in LR, and gleaming hardwood floors. Dbl French doors lead to separate Dining Room, bright eat in kitchen w/oak and ceramics overlooks Fam Room with bay window and fireplace. Spacious bdrms, 2-4pc ensuites. Lrg finished bsmt with Custom Home Theatre and wet bar.



ROYAL LEPAGE

ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE  
Bob Stoutley, Sales Rep. 905-299-2111



OPEN HOUSE  
SUN. AUG. 6  
2-4PM  
1665 CLARK BLVD.

\$356,900

**IMPRESSIVE POWELL MODEL**

In desirable Hawthorne Village featuring open concept with 9' ceilings, ceramic floors throughout main level, living/dining combo, large family room, open kitchen with breakfast area and walkout to private backyard, 3 generous bedrooms with master ensuite and walk in closet. Two car parking and close to park. Shows a 10 plus and a pleasure to view! \$356,900.00 Call Sam Levin.



ROYAL LEPAGE

Member of The JackVan Group  
ROYAL LEPAGE MEADOWTOWNE REALTY  
Sam Levin, Sales Rep. 905-878-8101 905-864-9046



NEW PRICE

\$499,900

**10 SECLUDED ACRES**

Very spacious renovated 4 bedroom country home with 800 sq. ft. Workshop and 30' x 20' barn with loft. Private suite LR/DR/KIT/BR. Open concept Kit/Fam Rm. MLS#1075263

OPEN HOUSE  
SUNDAY 2-4PM  
11170 FIFTH LINE  
NASSAGAWAYA  
HWY 25 NORTH OF 401  
WEST ON 15TH SIDEROAD  
NORTH ON FIFTH LINE

Ian Smith

Sutton  
QUANTUM REALTY INC.

SUTTON GROUP QUANTUM REALTY INC.  
Ian Smith, Sales Rep. 905-822-5000



OPEN HOUSE  
SUN. 2-4  
1138 Barclay Circle

\$256,900

**NEW PRICE - DON'T MISS OUT!**

This nearly new open concept air conditioned full brick 3 bedroom Freehold Town offers over 1300 sq ft w/lrg. bright eat-in Kitchen. Includes all appliances, a fully fenced private yard, spacious Master BR with ensuite and W/I closet. Freshly painted throughout. Close to parks and all amenities and in perfect condition! Just move in!



Sutton  
SUTTON GROUP RESULTS REALTY INC. - BROKERAGE  
Ken Morgan, Sales Rep. 905-332-4111

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.