



# YOUR REGIONAL REAL ESTATE PAGE

**THE REAL**  
 Rated Amongst the "Top 25" Realtors in the GTA  
 Fastest Growing Concept Realty In Town!  
**TOTAL COMMISSION TOTAL SOLUTION**  
**MINMAXX**  
 REALTY INC. BROKERAGE  
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 Call Us Today and Get the #1 Realtor & Services for only 1% Total Commission!  
 #1 for Minimum Selling Cost - 1% Total Commission  
 #1 for Maximum Sold Listings - 26 Million+ in value from Jan-July 07  
 #1 for Minimum Selling Time - 12.3 AVG Days on Market  
 #1 for Maximum Sold Prices - 100.63 AVG Ask vs Sold Ratio

**\$749,900**  
  
**OAKVILLE**  
 1479 CREEKWOOD TRAIL  
 Absolutely Stunning Value. Mattamy Built Eaton Hall Model, Elev. 'B'. 3475 Sq. Ft. Of Living Space In Prime Joshua Creek Estate. Fully Updated. New Gourmet Kitchen With Granite Counters, Modern Flr Plan. Sep. Ent To Basement; Walk To Schools; Close To QEW & Hwy 403!

**\$529,800**  
  
**MILTON**  
 1576 CAVELL ST.  
 Mattamy's Award Winning 'Tothburg' Model With Elev A, 3331 Sq Ft Loaded With Extras, 9 Ft Ceilings On Main Flr. Gas Fireplace, Oversize Patio Drs, Butler's Pantry, Wooden Staircases, Tiled Backsplash & Flrs, 5Pc Ens & 2 W/ Closets In Mbr, J&J Bath; Freshly Painted.

**\$449,900**  
  
**CAMPBELLVILLE**  
 2457 5 SIDE RD.  
 3/4 Acre (Aps) Country Property But Close To City Amenities!! Solid Country Bungalow With Hobbie Barn And Loft On Large Lot! Perfect For All Hobbies! Close To Hwy 401 For Easy Access And Commute. 3 Bedroom Bungalow Home With Plenty Of Room For The Kids And/OR Entertaining.

**\$249,900**  
  
**GUELPH**  
 536 KORTRIGHT RD W  
 Absolutely Stunning; Fully Updated And Renovated Property On A Huge Extra Deep Treed Lot; Finished Basement Apartment; Freshly Painted, Huge Deck In The Back, And Interlocking In The Front, Berber Carpet In Masters Br, Rec Room And Br In Bsmt. Ceramic Flrs In Foyer, Bath & Dinnette.

**\$309,900**  
  
**BURLINGTON**  
 2239 BRAESWOOD LANE  
 Absolutely Stunning! Fernbrook Built Popular Model W/ Professionally Finished BSMT, Stone & Brick Elevation, Only Attached By Garage, Great Layout With Fabulous Location In Orchard Neighbourhood, Walk To Parks, Schools, Shopping And Public Transit, Priced To Sell! Prof. Painted With Designer Colours, Cvac, Upgraded Elts, High-End Roman Blinds/Window Coverings, Fenced Yard, Upgraded Underpad Throughout, Pot Lights Throughout Fin. BSMT, Garage Door Opener, Upgraded Maple Cabinetry With Pantry

**\$264,900**  
  
**GUELPH**  
 11 EDWARDS ST.  
 Absolutely Stunning!!! Finoro Built Just Under 1 Yr New Home In A Much Sought After Neighbourhood On East End Of Guelph. Fabulous Layout With ~1600 Sq. Ft. Of Living Space. Loaded With Extras! Priced For Quick Action!!! Won't Last!!! Close To All Amenities, Parks, Schools & Hwy.

**DIANE MAYNARD**  
 Sales Rep.  
 905-878-8101  
 dianemaynard@royalpage.ca  
  
  
**PERFECT OPPORTUNITY**  
 for the 1st time buyers to get into the real estate market, 2 bedroom end unit freehold needs TLC. Offers large garage/workshop with 220 voltage and has large storage loft. Great opportunity for the car buff or investor. Call Diane for your personal tour. Listed as \$154,900.00

**Lisa Valade A.M.P.**  
 Mortgage Consultant  
**Carolyn Callero A.M.P.**  
 Mortgage Consultant  
**The Power of 2**  
 Working for **You**

**Refinancing?**  
 Use your home equity and pay less every month.  
**Example:** Today's mortgage is \$155,000, car loan and credit cards are \$20,000 each for a total of \$195,000. Roll that debt into a new \$198,000 mortgage (including fee to break mortgage), and look what happens.

	Today's Monthly Payments	Tomorrow's Monthly Payment
Mortgage	\$991.70	\$1,191.34
Car loan	\$600.00	zero
All credit cards	\$600.00	zero
<b>Total</b>	<b>\$2,191.70</b>	<b>\$1,191.34</b>

**That's \$1,000.36 less each month!**  
 Talk to us today about using the equity in your home to reposition your debt and improve your cash flow.  
 905-873-6707 or 905-873-0128  
**PREMIERE** MORTGAGE  
 www.premieremortgage.ca  
\*Today's mortgage is 6%, tomorrow's is 5.35% variable; both 25-year amortization. OAC, rates subject to change.

## Weekend SPOTLIGHT ~ on homes ~


**JACK McCRUDDEN**  
 Broker  
  
**MARY MAGLIO**  
 Salesperson  
  
**RE/MAX REAL ESTATE CENTRE**  
 OFFICE:  
 905-878-7777

**OPEN HOUSE SATURDAY 1-4PM**  
**1188 HOUSTON**  
  
**\$529,000**  
**WHAT A GREAT LAYOUT!**  
 This magnificent 4 bedroom semi with numerous upgrades. Top of the line upgraded hardwood and ceramic on main floor. Gas F.P. Breakfast bar. Great cabinetry, oak staircase. Super ensuite. This home can be shown with confidence. Great unfinished basement waiting for a craftman to finish.


**OPEN HOUSE SUNDAY 2-4PM**  
**141 WAKEFIELD**  
  
**\$379,000 OR AVAILABLE FOR LEASE**  
**RENOVATED TOP TO BOTTOM**  
 This cutie is nestled on a sought after street a short distance to shopping and schools. It has been recently renovated from top to bottom, to impeccable standards for your family to enjoy. Two brand new bathrooms, all brand new windows throughout! The finished family room in the lower level includes an electric fireplace. The main floor is a must see with a brand new kitchen finished with granite countertops and brazilian hardwood and potlights throughout the main floor. Walkout from the kitchen to a huge patio and inground pool and shed. Backing onto greenspace with an extra long drive, this home won't last long on the market, call today for your personal viewing!

## Sudoku for fun

	2	4	9				1	
	1						5	3
7			1				9	
					9	4		
8								6
		2	8					
		6			4			9
3		1						7
	5				7	6	2	

**Joe Irwin**  
 Sales Representative  
  
**RE/MAX**  
 Aboutowne Realty Corp., Brokerage  
 905-842-7000  
 www.joeirwin.ca  
 joeirwin@bellnet.ca

**\$449,900 - NEW LISTING**  
  
 Gorgeous 4 level backsplit on well cared for lot on quiet street. 3 Bedroom, 3 bathrooms, den, family room and lots more. New roof, newer windows.  
 Direct: 905-333-1099

**\$549,000**  
  
**Bungalow** on a private 1 acre lot minutes north of Burlington. Attached heated garage plus 20 x 20 shop/shed. Call today 905-842-7000. Direct: 905-333-1099

**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 X212**  
**DIANE WOLSTENHOLME, SALES REPRESENTATIVE**  
**The Canadian Champion**

*Your home has my Personal Attention - Not Your Average Joe.*