

# ROYAL LEPAGE MEADOWTOWNE REALTY

Meadowtowne Realty, Brokerage  
Independently Owned and Operated

905-878-8101

475 MAIN ST. E., I



**Carole D. Budworth\***

905-878-8101



Honest. Professional. Trustworthy. Hard Working.

**LISTED FOR LEASE**



Fabulous apartment in new building with 2 underground parking spots, all appliances, 2 balconies, 2 bedrooms, 2 baths, open concept L.R., D.R. and kitchen. Available February 1st for \$1400.00 per month, first and last required, no smokers or pets. Shows a 10.

**WHAT A BARGAIN**



Four bdrm, 3 bath home in Timberlea with new eat-in kit. with walk-out to deck, main fl. fam. rm. with hardwood, gas F.P. and walk-out to deck, mn. fl. laundry, large L.R. and D.R. Fin. L.L. with bedroom and huge fam. rm. Double car gar., 1/2 pool, change house, hot tub. Freshly painted and carpeted. C/A and C.V. Priced for quick sale at \$375,000.

**WALK TO KELSO**



Privacy personified set way off the beaten path. Rural setting but on town water. Walk to Kelso Conservation and the ski hill. Walk out lower level with 2 bdrm. apt. Includes pool, hot tub, sunroom, double attached garage. Very charming home and priced to sell at \$679,000.00.

**HOT OFF THE PRESS**



Executive townhome in quiet area of 'Olde Milton' within walking distance to downtown. Whitfield Model Valery Home 1670 sq. ft., 3 bdrms, 3 baths, open concept, gas F.P., double garage, crown moldings, pot lights, C/V, C/A, underground sprinkler system, prof. landscaped, main fl. laundry room. Call Carole for further details. \$359,900.

**BEST BUY ON THE MARKET**



Executive 3170 sq. ft. brick and stone home located across from the school. Five bedrooms, 3 baths, main floor office, double garage, two rooms finished in the lower level. Fabulous Wellington Greenpark model, hardwood floor throughout main level. Don't miss this beauty. Priced for quick sale at \$479,900.

**EXECUTIVE 4 BEDROOM**



Executive 4 bdrm. brick home close to schools, parks, shopping and go-train. Main fl. laundry with inside entry from garage, family room with gas F.P., huge eat in family kitchen with ceramic backsplash, oak cupboards and walk-out to rear yard, formal living room and separate dining room. Fronts onto wooded area, parking in driveway for 4 cars plus double garage. Priced to sell at \$404,900.

**CAROLE'S PICK OF THE WEEK**



Ravinswood 3400 sq. ft. home on wide premium ravine lot, pool sized, loaded with upgrades. Five bedrooms, 4 baths, main floor family room with fireplace, main floor library, huge eat in kitchen, formal dining room and separate living room, main floor laundry, rear deck, brand new home with sod already down. Mattamy fencing across the rear ravine side. Views of escarpment. The best of both worlds. \$599,900.

**I CAN PUT A SOLD SIGN ON YOUR LAWN TOO!**  
Give Us A Call For A Complimentary Home Evaluation!



**Eva Gooding\***

Sales Representative

Office 905-878-8101

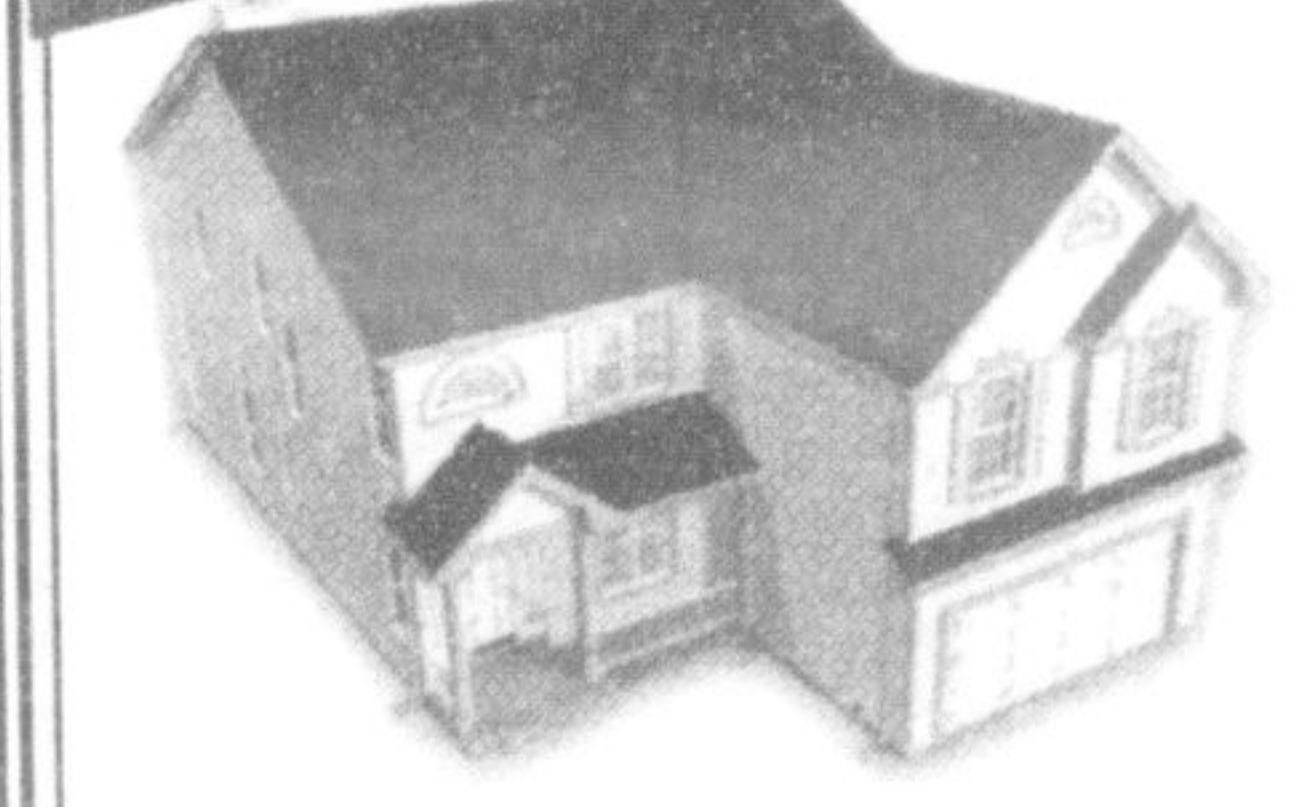
Direct 905-691-2401

BRAND NEW...



Never lived in, built by Milton Trails Fieldgate Homes, attractive curb appeal with view of the escarpment, all brick two storey with covered front porch, no sidewalk side, "Carlisle model with espresso kitchen cabinets with six appliances included, four generous size bedrooms, main floor great room, central air and 9' ceilings, fresh new look and move in as early as you wish! Listed at \$369,900 Call Eva Gooding.

COMING SOON...



Fresh new look and not quite completed yet.. Country Homes presents this Balsam model with over 2,000 sq ft of luxury living space, gourmet kitchen with separate breakfast area, pantry and garden doors to the yard, open concept living and dining room, plus a huge great room, four very accommodating size bedrooms, hardwood staircase with wrought iron railing, fireplace and glass shower enclosure are a few of the upgrades and lot size is in the 37' series, expected completion date is February 2009. Call Eva Gooding.

BUILDING LOT



Located in Campbellville, minutes to the 401 and Mohawk raceway, over two acres with hydro, laneway and well, a combination of privacy yet not isolated, with a tarred and chipped road in process, few and far between located in an absolutely beautiful area. Listed at \$339,900. Call Eva Gooding



**The Canadian Champion**

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DIANE WOLSTENHOLME  
Sales Representative

**FLYERS: YOU EITHER LOVE THEM OR HATE THEM.....**

**BUT HERE ARE THE FACTS!**

**Fact 1...** We can define your target market within Milton or our rural areas, and send flyers out to those homes you wish to offer your service.

**Fact 2...** This means that you can distribute as little as 1,000 flyers, or go to each of the 21,261 homes we deliver to.

**Fact 3...** At a cost of only \$50 per thousand, you can promote your company in your marketing area at a cost that is very affordable for any business.

**Fact 4...** According to the Kubas Report marketing research study, 83% of households surveyed in Milton find flyer information sources useful in making buying decisions.

**Fact 5...** 75% of our readers prefer to have flyers delivered every Tuesday or Friday inserted into The Canadian Champion.

**Fact 6...** If you want to enjoy the same response to your advertising message that our numerous regular flyer distribution customers receive, then call me. I can help you put together a program that will work best for your business or service.

Call your Canadian Champion Sales Representative

Diane Wolstenholme

at 905-878-2341 ext. 212

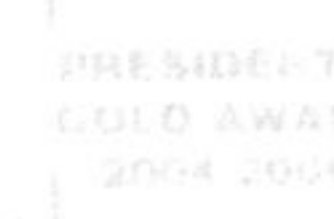


**Kim Scott\***

Sales Representative

878-8101

kimscott@royallepage.ca



OPEN HOUSE SUN JAN. 25, 2-4PM  
284 MALICK



**VERY PRIVATE YARD**

Lovely 1440 sq ft King model located in popular Drury Park. Open concept kitchen with lg pantry and high end appliances is open to Great room. Large master with double closets, and full ensuite with separate shower. Good sized private yard has been extensively landscaped with interlock patio, Pergola, shed and beautiful garden. Main floor laundry, interior entry from double garage, cen vac, cen air, owned softener. Located close to shopping, library, Seniors Centre and surrounded by mature trees and walking trails. \$399,900.



**CUTE, CUTE, CUTE**

Open Concept freehold townhome located close to schools and park. Eat in Maple kitchen with pantry & walk out to lg deck & fenced yard. Hardwood, ceramics & new carpet. Full ensuite & walk in closet in master. Int. garage entry & landscaping for added curb appeal. Well priced at \$272,900



**TASTEFUL ELEGANCE**

Beautiful stone exterior home on lg lot & quiet street. Open concept with lots of windows dressed in California shutters throughout, 9' ceilings, gas fireplace, main fl laundry, main floor home office. Granite countertops, ceramic backsplash, pantry plus KitchenAid stainless appliances. Four bedrooms and computer niche. Lg master has walk in closet & ensuite with separate glass shower. Spotlessly clean and well maintained. \$434,900



**ANDERSON AVENUE**

Fabulous family home located on a quiet and desirable St in Timberlea. Heated inground pool, cabana, large deck perfect for entertaining plus lots of yard left over. Eat in kitchen with pantry and garden doors. Most windows and doors replaced, roof '05, cen vac, freshly painted, updated baths, ensuite & walk in closet off master. Lower levels offer 4th bedroom, full bath and spacious family room with fireplace plus lots of storage. Lots of room for a growing family. \$439,900



**NOW THAT'S A YARD!!**

Nicely upgraded home on a 36 x 109 ft lot. Gorgeous strip hardwood throughout the lower level. Kitchen upgraded with backsplash, dark cupboards and stainless appliances is open to good sized great room. Main floor laundry and int ent to garage. Upstairs master has walk in closet plus a double closet. Ensuite with soaker tub and separate shower. Basement has large windows and rough in. Room to park cars tandem on drive. Home is tasteful and well dressed!! \$369,900



**Joanna Smieja**  
Sales Rep.

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ROYAL LEPAGE

Meadowtowne Realty



**INVESTOR'S DREAM OPPORTUNITY**

Located near schools and GO transit this 3 BR 2.5 bath freehold townhouse is an excellent opportunity for investors. Excellent tenants will stay until lease expiration and WANT to renew for another term!!! Home is in good condition and the open concept offers plenty of room for family activities. Computer loft on 2nd and Family/Rec room in bsmt add even more square footage to this awesome deal. Broadloom and ceramics throughout. Just \$279,900!! For more info and a private viewing call me directly at 416-720-4195.

\* Sales Represent