

# DOWNTOWNE REALTY

MILTON

www.meadowtowne.com

ROYAL LEPAGE

Meadowtowne Realty, Brokerage  
Independently Owned and Operated

## AMY flowers

WATCH YOUR DREAMS GROW<sup>®</sup>  
Broker

905-878-6232  
Direct Line

**HUGE LOT**  
This Stunning West Moreland (3420 sq ft) has had nothing left undone. Located on a quiet crescent with a huge oversized lot.  
**\$579,900**

**MASTER WITH FIREPLACE**  
Mattamy's Belhaven model 2255 sq.ft. Large living/dining room with upgraded carpet, & pot lights. Open concept family room with fireplace & pot lights. Huge eat-in kitchen with lots of cupboard space, & walk-out to fully fenced yard. Master bedroom with upgraded carpet, pot lights, walk-in closet, fireplace, & 5 piece en-suite with soaker tub and separate shower.  
**\$429,900**

**CENTURY OLD HOME**  
Gorgeous semi located across from fair grounds. Original pine hardwood floors & 10' ceilings throughout the main floor. Huge kitchen with double sink, mahogany cabinets, eat-in area, & entrance to back sunroom. Open concept living/dining room with wood-burning fireplace enclosed with beautiful mantle & marble insert. Oak hardwood banister. Large master with original pine hardwood floor, crown moulding, & bay window.  
**\$349,900**

**FANTASTIC LAYOUT**  
Great home with cozy front porch and 2 car parking. 1900sqft. Huge eat-in kitchen with walk-out to fully fenced yard. Hardwood in h/dn rm 9' ceilings on main floor & oak staircase. Master has a 4pc ensuite and double closets. Close to schools & 401.  
**\$349,900**

**A MUST SEE**  
Mattamy's Emerald Oak Model 1300sq.ft. Large front porch perfect for relaxing. Beautiful kitchen with upgraded cabinets and huge pantry. Upgraded en-suite bath with 9' ceilings.  
**\$324,900**

**JUST LISTED**  
Mattamy's most popular Pottington Model (over 1800sqft). Amazing layout located just steps from the park on a quiet crescent. Perfect layout for a growing family with an ensuite bath that includes soaker tub & separate shower. Fashionably decorated in neutral colours. Priced to sell, this house will not disappoint.  
**\$351,900**

**BRAND NEW HOME**  
Amazing 2318 sqft home located directly across from the school. Soaring 9' ceilings, gleaming dark oak hardwood floors and stairs. Oversized windows allow for ample natural light. Cozy gas fireplace with decorative mantle & large upgraded kitchen that boasts dark oak cupboards.  
**\$425,000**

**NEW LISTING**  
Mattamy's Coleman model 1285sqft backs onto gorgeous pond. Hardwood throughout main floor, with cozy gas fireplace in the family room. Large eat-in kitchen with breakfast bar. Oak staircase with wrought iron pickets. L-shaped master with walk-in closet and 4 piece ensuite. Finished rec room in the basement.  
**\$298,900**

**Sandy Del Papa**  
AN ACCREDITED "HOME STAGING" PROFESSIONAL

**DID YOU KNOW?**  
SANDY OFFERS A COMPLIMENTARY STAGING CONSULTATION WITH ALL LISTINGS.  
**FIRST TIME OFFERED- GREAT VALUE! \$314,900**

Seldom do you find all these features at this affordable price: A dbl. garage & driveway, formal L.R. & D.R., main flr. Fam. Rm, 4 bedrms, 4 bathrms. Fin. Lower level with office & media room, complete with all furnishings and 50" screen. This over 1700sq. foot home is located on a 120 ft. deep lot, on a quiet crescent close to schools & parks. Don't miss out. Call today! Check out interior photos at web-site listed below  
**See sandypapa.ca for interior Pictures**

**Denise Dilbey**  
Broker  
"Moving Beyond Expectations"  
DIRECT LINE  
416  
919-9802

**ONCE IN A LIFETIME OPPORTUNITY**  
Sun drenched, updated & immaculate 2,700 sq. ft. 4 bedrms, 4 baths on 29 acres of enchanting forest & fields. Open concept kitchen. Formal dining/living rms, main flr laundry, family rm & office. King-size mstr w/ensuite bath. Many updates! C/AC, CVAC. Fin'd bsmt. Oversized 2 car garage. 10 mins to GO. Paved rd. \$599,000

**Pat Rideout**  
SALES REPRESENTATIVE  
905-878-8101  
email: PatR@RoyalLePage.ca  
www.patrideout.ca  
Member of the Oakville-Milton, Toronto and Hamilton-Burlington Real Estate Boards

**OPEN HOUSE SAT & SUN, 2-4PM 1311 WELLER CROSSING**  
**LARGE LOT** Look no further than this all brick 3bdr detached home by Greenpark. Wonderful floor plan, and lots of upgrades including hardwood floors, a gas fireplace, and an eat-in kitchen. As a further bonus, this property has a pool-sized lot, one of the larger lots in the area. **To view this home, call Pat for an appointment. \$309,900**

**BACKING ONTO GREENSPACE**  
Fabulous 3 bdr semi backing onto greenspace. Brand new, never lived in with loads of upgrades: kitchen cabinets (a full wall of them), eat-in area, sep. dining room, generous master with upgraded ensuite that includes a jet soaker tub. Don't miss out on this one - it's a beauty. **\$309,900.**

**FABULOUS 3 BDR RAISED RANCH BUNGALOW** on 1.5 ac. just north of the 401 in Campbellville. Lots of upgrades incl. most windows replaced, hardwood floors, gas fireplace, home business opportunity, detached workshop, and a 2 bdr. in-law/nanny suite with sep. entrance and driveway. Call Pat for your personal tour. **\$499,999.**

**FABULOUS 25 ACRE** property located just west of the village of Campbellville. Home is a 3 bedroom brick bungalow with 2 garages: a detached double, and a detached single. The house is set at the rear of the property for maximum privacy. If you're looking for a country retreat, or a place for your dream country estate, look no further. **Call Pat to arrange your personal viewing. \$540,000.**

EXPECT THE *Royal Treatment*

Top 1% in Canada again in 2008

## THE BRAZEAU TEAM

WWW.MILTON-REALESTATE.COM

905-878-8101

Joseph Brazeau, B.A.\*  
Virginia Brazeau, R.N.\*  
Jodie Near, B.A.\*  
Kim Coulter, Sales Rep

**JUST MINUTES TO TOWN...**  
Renovated bungalow on a beautiful mature lot. Circular drive. Updated kitchen. "Great room" with fireplace, wood floors. 3 "new" baths with whirlpool tubs.... Finished lower level. Detached garage/ workshop with hydro. "A must see"  
**\$498,000 MILTON**

**1.03 ACRES IN 'SOUGHT AFTER COMMUNITY OF CARLISLE'**  
Custom built "Branthaven" executive, open concept home located on a quiet court. Beautifully landscaped grounds with mature trees and sprinkler system. Gourmet kitchen with upgraded cabinets, granite counters, maple floors and under cabinet lighting. Two storey "Familyroom" w/gas fp. 4 bedrooms and finished lower level.  
**\$849,000 CARLISLE**

**2 PRIVATE ACRES**  
Fabulous custom built executive. Secluded from the road with mature trees. Long winding drive. 4 bedroom, 2 storey. Separate living/diningrooms. Gourmet kitchen with b/l appliances. 2 Family rooms. Fin lower level. Vacation at home with stunning inground pool, hot tub and cabana.  
**\$898,000 CAMPELLVILLE**

**10 ACRES W/MAGNIFICENT ESCARPMENT VIEW**  
Situated in an excellent location. Rare opportunity in North Burlington. Large Open Concept Home has had some recent updates but does need some TLC or prime location to build your Dream Home. Large "Country Kitchen" with b/l appliances, granite counters, woodstove and sunroom addition. Completely finished lower level with recreation room, 3 bedrooms & sauna/spa and walkout. Inground pool. Oversized 3 car garage. Barn with 5/horse stalls.  
**\$949,000 N. BURLINGTON**

**HAMLET OF KILBRIDE**  
Charming bungalow siding onto Kilbride Creek. .8 Acres. Updated eat in kitchen. Formal living/diningroom with 2 sided wood burning fireplace. Main floor den. Master bedroom with semi-ensuite. 3 walkouts to wrap around deck and hot tub. Separate garage/barn. Beautifully landscaped, mature lot.  
**\$419,000 KILBRIDE**

**CENTURY HOME**  
Stone 5-bdrm w/all the charm of yesteryear! Wood floors, high ceilings, lrg principal rms, 3 firepl. Bank barn, d/shed, dbl det garage, tennis court. Creek, woods, meadows. Incomparable!  
**\$2,600,000 MILTON**

**42 ACRES WITH 1400 SQ.FT. BUNGALOW**  
Only 12 min to 401/Guelph Line. Home has been updated with windows, oak cabinets. 20' x 29' garage. 60' x 40' barn. 50' x 35' quanset hut. 17 acres of conservation, woods, pond, pasture, meadows. Secluded behind mature trees. Ideal Hobby Farm.  
**\$719,000 MILTON**

**COUNTRY COMFORT - 2.6 ACRES**  
Conveniently located for commuters. The beautiful custom ranch bungalow has every attention to detail inside and out. Beautiful hardwood and porcelain floors throughout. Formal living and diningrooms. Outstanding kitchen with custom cherry cabinets and granite counters. Master suite with stunning 5 piece ensuite. Finished lower level has a recreation room, den and 2 bedrooms.  
**\$889,000 FLAMBOROUGH**

**OLDE MILTON**  
Legal Duplex ideally located in Old Milton across from Fairgrounds. Front unit is 2 storey, 3 bdrm and back unit is 1 storey 2 bedrms. Ideal income property or extended family property. Both units have gas fireplaces. Lots of parking.  
**\$419,000 MILTON**

For further information and photos on these properties please visit  
Milton-realestate.com