

The Power of Prudential



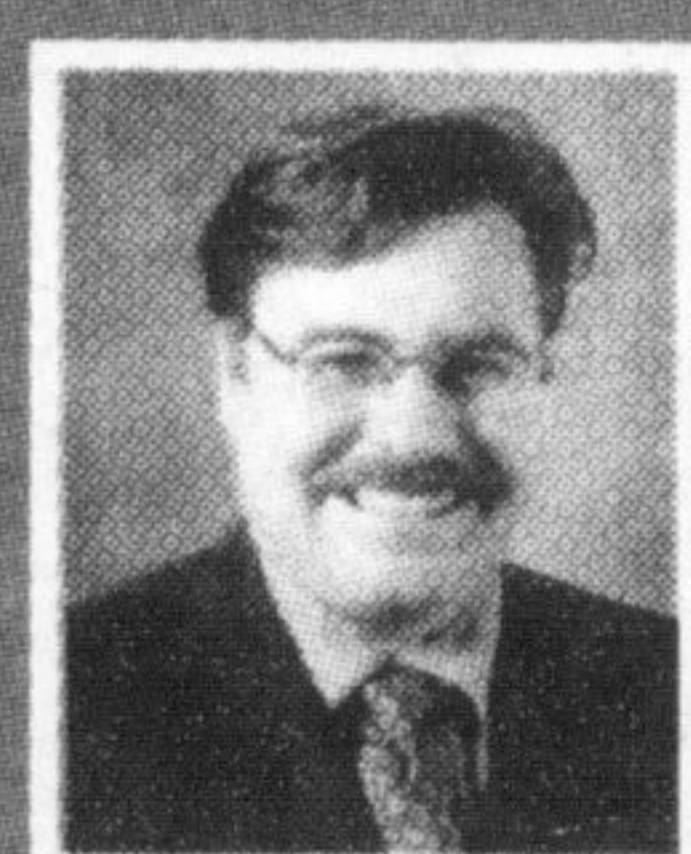
KAREN COLLINS*



FABÉ FEDRIGO*
Manager



CATHERINE GARANT*



GREG GARANT**



JOAN HOLLINGS*



JOE PECHARICH**



DONNA STARK*



JOE TAGLIERI*

***Broker of Record** Broker *Sales Representative



LOOK NO FURTHER

\$354,900 3 bdrm, 2-story hardwood flrs on main and upper level. Gourmet eat-in kitchen with granite countertops and stainless steel appliances. California shutters. M/Tr dining & family rm, 2.1 bathrooms, Master bedroom has luxury ensuite w/oversized glass encased shower stall. Too many upgrades to list! Walk to parks and schools. For more information visit www.joetaglieri.com.

Joe Taglieri 905-878-9100



DETACHED ABSOLUTE DOLL HOUSE!!

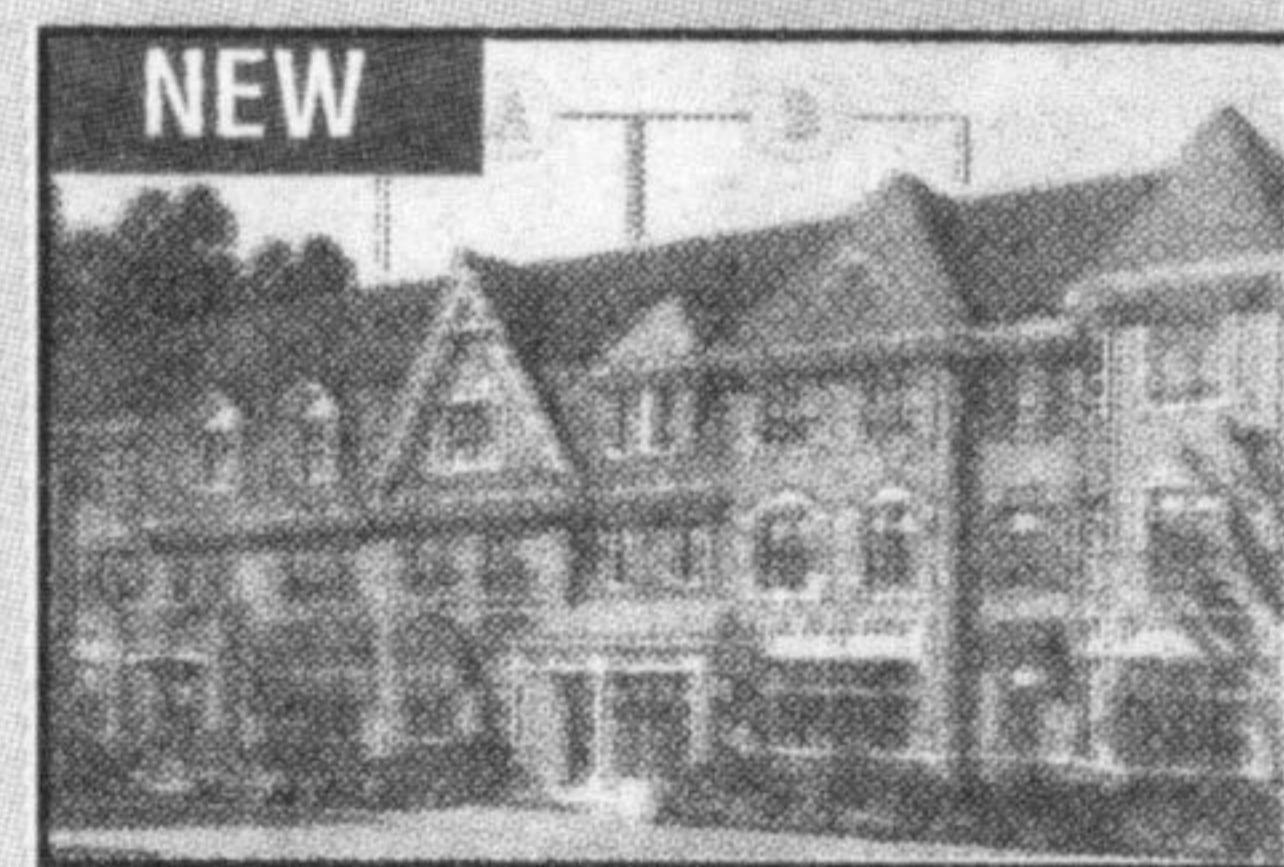
\$229,000 - Dutch Clean! New: Roof, siding, bathroom, ceramics, paint, windows. WOW! 2/4 bedrooms, large backyard, quick hwy access, close to major shopping. Huge 55' x 125' lot. Catherine Garant 905-878-9100



INCREDIBLE OPPORTUNITY! \$369,876

Four Bedroom Home On A Huge Fenced, Pool Sized Lot W'double Car Garage & Access To Home. Double Door Entry With Soaring Two Storey Foyer! Features: Gorgeous Wide Plank Hardwood Flooring, Upgraded Lighting, Huge Great Room, Designer Window Coverings, Bright & Sunny Family Size, Eat-In Kitchen W/upgraded Maple Cabinetry, Master Bedroom With His/Her Closets & 5 Piece Ensuite. **Great Value! \$369,876**

Joe Pecharich 905-878-9100



NEW

GREAT LOCATION

\$1,400/month Located at the foot of the escarpment this Ashberry Townhome is equipped with 5 appliances, large living/dining rm area, kitchen w/breakfast bar, broadloom throughout. For more information, please contact Joe Taglieri (905) 878-9100



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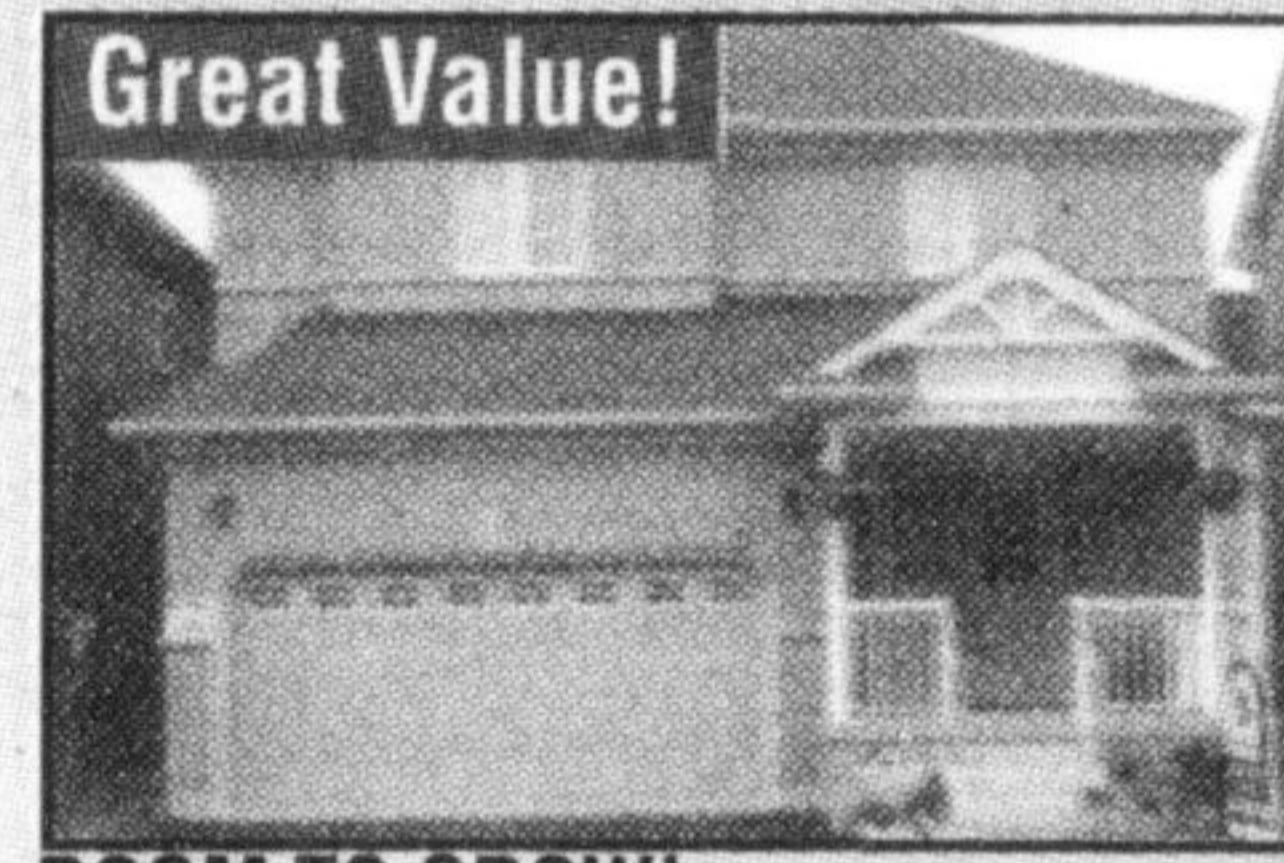
DONNA STARK
Sales Representative
Prudential Town Centre Realty
(905) 878-9100
donnastark@xplornet.com
Simply call or email me and I'll get you started... a hassle free promise with no strings attached. Tracking the value of your biggest asset makes good sense!



GREAT DEAL \$494,987

Spectacular Executive Family Home! Over The Top In Upgrades! Situated On A Pie Shaped Pool Size Lot 2 Doors From Park. 9' Ceilings, Crown Moulding & Pot Lights. Gourmet Kitchen W/granite, Travertine Backsplash, Under Cab. Lighting & Breakfast Bar. Dark Hardwood Flooring Main, Stairs, Hall & Master Bdrm! All Bdrms Have W/I Closets & Ensuite Baths. Upgraded porcelain Tiles, Baseboards And Trim Work & Cold Cellar. This Is Truly The Best Value For This Price

Joe Pecharich 905-878-9100



Great Value!

ROOM TO GROW!

\$362,500 Beautiful 4 bdrm, D/2-storey home. Hrdwd flrs on main level. Spacious eat-in kitchen with breakfast bar, large pantry, built-in dishwasher, fridge & stove. Main floor dining & family rm w/decorative pillars. 2.1 bathrooms, Master bedroom has luxury ensuite w/oversized shower stall. Walk to parks and schools. For more information visit www.joetaglieri.com.

Joe Taglieri 905-878-9100



BRIGHT, SPACIOUS TOWNHOME

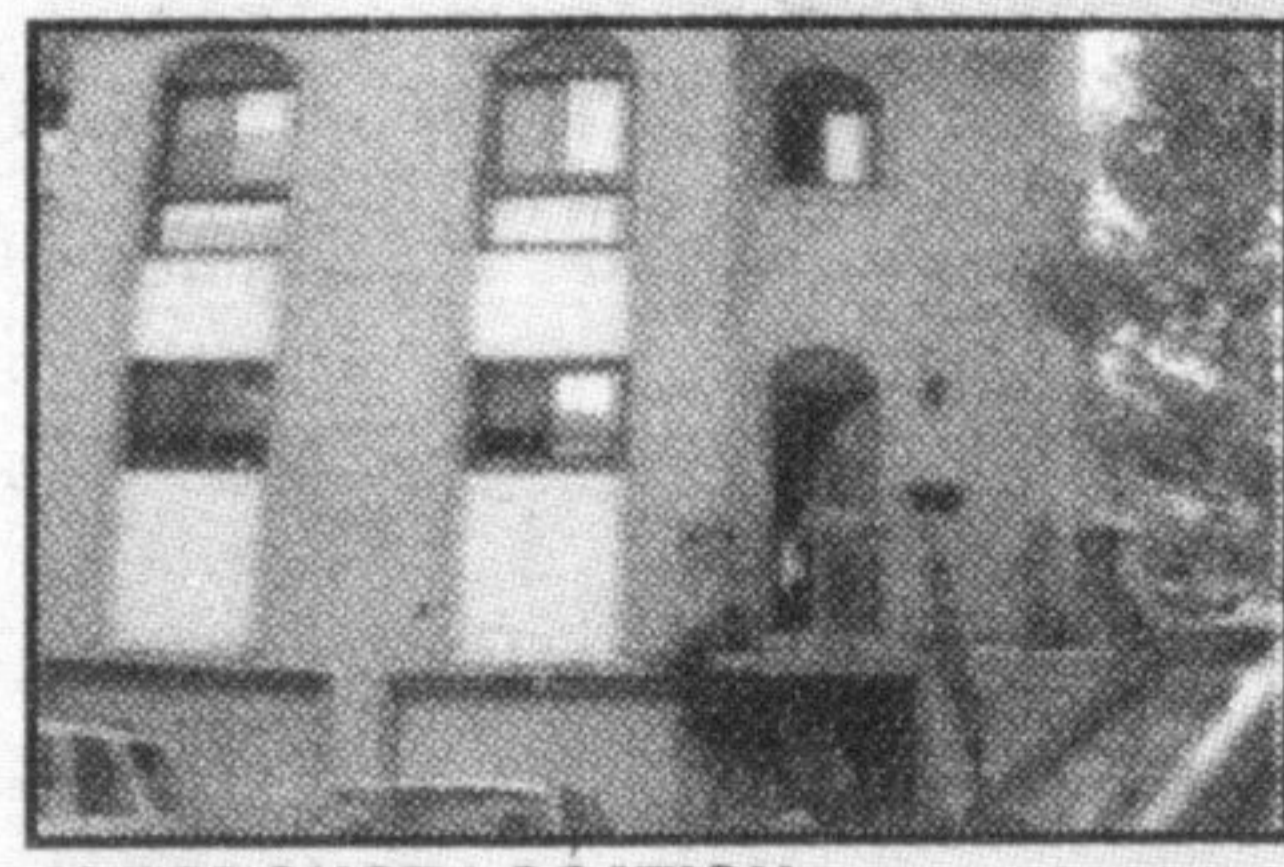
\$215,900 New broadloom in bedrooms, landing & family rooms, eat-in kitchen with breakfast bar, open concept dining & living rooms, fully fenced back yard, single garage, available immediately, call Joan Hollings (905) 878-9100



SOLD IN 1 WEEK!

1125 GRAND BLVD * FALGARWOOD

\$439,900 Steps to Ravine & park, maple kitchen with granite countertops, hardwoods T/O, family room with fireplace & walkout to deck & private yard, lower level has guest room, bath & sauna. Catherine Garant 905-878-9100



ALDERSHOT LOCATION

\$221,900 This three bedroom townhouse is steps to the lake, finished rec room with entrance from garage end unit, private fully fenced yard, eat-in kitchen, well decorated and lots more, call Joan Hollings (905) 878-9100



NEW PRICE

THE TIME TO INVEST IS NOW! \$449,876

Great opportunity to invest in one of the fastest growing communities in Canada! This unique property lends itself to many different uses. Currently occupied as a residence, an Antique Boutique and a base for an Electrical Contractor. Situated on the Main Street in Campbellville & very close to the 401

Joe Pecharich 905-878-9100



GREAT VALUE! \$339,900

Beautiful 3-bdrm, D/2-storey loaded with upgrades! Approximately 1560 sq.ft of open concept design, stunning eat-in-kitchen with maple cabinetry & stainless steel appliances, hardwood on main floor, gas fireplace, cultured granite vanity counters. Great curb appeal w/extensive landscaping including cement curbs. For more information visit www.joetaglieri.com.

Joe Taglieri (905) 878-9100

Considering a home that needs renovations?

There are mortgages designed for fixer-uppers



John Cavan, AMP
Mortgage Agent

License # MD8003060



Brokerage #10287

Ask your local mortgage planner

So the house you've set your sights on is something of a diamond-in-the-rough. There are lots of great reasons to buy a home that doesn't show perfectly. Maybe your budget is tight or you just love rescuing older homes. If you have an eye for well-chosen renovations, and perhaps want to exchange some of your home improvement talents for home equity...then a classic "fixer upper" or "handyman's special" can be a terrific way to build equity in your home. For those homebuyers who are good at it, the rewards of improving a neglected home can be more financially rewarding than their day job.

Maybe the house of your dreams costs \$350,000 but you feel it needs \$30,000 to \$40,000 in immediate improvements. You figure the finished home will be worth at least \$425,000: a great investment. But where does the financing come from to get started on the work?

Good news. Now there are mortgage options that reward homebuyers willing to get involved in a fixerupper by rolling renovation costs into the mortgage.

These "purchase plus improvements" mortgages cover the purchase price of the home, plus any renovations that would increase the value of the property. Better still, these mortgages are available on a 35-year amortization. No waiting to afford piecemeal improvements; you get an

immediate lift in the liveability and value of the property. And right now, you can secure this type of mortgage at today's low, low rates - and roll it all into one mortgage payment. The lender likes it, too; you're adding value, and themortgage is secured against an improved property! You don't have to be a new homebuyer to take advantage of this handy financing option. For current homeowners with their own "value-add" wish list for home improvements, there is also a "refinance with improvements" option.

What are homeowners improving? Often, a coat of paint and a fresh new wood floor can do wonders for improving a home's value. Kitchen and bathroom renos are always popular, of course. And finishing basements and adding decks are also common improvements that add to the value and the enjoyment of a property.

In some cases, you'll need to have a realistic assessment of what's required - including written quotes for the renovations you're considering. An appraisal may be done which considers the increased value of the home with the renovations completed. Renovation funds may be held separately until improvements are complete - and are then used to cover those costs. A qualified mortgage planner can provide you with more details on how these innovative mortgages work.

Smart homebuyers have been leveraging their home equity with improvements for years. It's great that lenders have responded by rewarding those homeowners with smart financing options. To learn more, find yourself an independent mortgage planner. These accredited experts have access to over 50 different lending institutions. They can shop for the best rates, and they're also the ones to give you an overview of "purchase plus improvement" and other innovative options. Their advice is free (oac), and there is no obligation. It's a great place to start!

John Cavan is an Approved Mortgage Planner with Mortgage Architects. Mortgage questions and concerns can be directed to John Cavan's office, located at 14 Martin St., Milton. John can be reached by phone: 905-878-7213 or by email: john.cavan@mtgarc.ca. John Cavan's website is www.stressfreemortgage.ca. Contact John today about your stressfree mortgage opportunities.

KATHERINE BARNETT

BROKER

RE/MAX

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Virtual Tours See www.katherinebarnett.com

HAWTHORNE VILLAGE

Beautiful 4 bedroom Mattamy detached with finished basement, main floor family room with hardwood floor and gas fireplace, living and dining with hardwood, main floor laundry, master with walk in closet and 4 piece ensuite, fifth bedroom and 3 piece bath in basement, great floor plan 2300 sq ft, located on kid friendly crescent.

\$429,000

SOLD

Full Price in 2 Days!

FINISHED BASEMENT

Fabulous Mattamy semi detached on crescent, walk to parks and schools, Lakepoint model featuring california shutters throughout, hardwood floors and stairs, master bedroom features 4 piece ensuite. Fabulous finished basement with bathroom, cold cellar. See virtual tour for pics.

\$292,900

SOLD

Full Price!

MATTAMY TOWNHOUSE

Bolton model, 1275 sq ft, excellent location close to shopping and park, great floorplan with upgraded maple kitchen cupboards and stainless steel appliances, upgraded tiles; upgraded stair rail and pickets, upgraded lighting, master with semi ensuite, central air, garage entry to house. Shows very well.

\$267,000

Not intended to solicit buyers or sellers currently under contract with another brokerage

Direct 905-875-3343 office 905-270-2000

CALL FOR YOUR COMPLIMENTARY MARKET EVALUATION. 19 YEARS OF PROVEN EXPERIENCE.



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Town Centre Realty Inc.
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245 Main Street, Milton, Ontario

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