

Century 21
FINE HOMES
& ESTATES

GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



Don Goodale
Sales Representative

Brad Miller
Broker



LUXURY LIVING MEETS FINE RESTORATION - \$2,499,000

Gorgeous c1850's home rebuilt stone by stone in 2008. Enjoy yesterday's charm with all of today's conveniences. Over 4700 sq ft of living space. Large principal rooms, custom kitchen with high end appliances, geothermal heating/cooling system, hardwood floors, two fireplaces. Master bedroom with ensuite plus private terrace overlooking 97 scenic acres. Just north of the 401 near Campbellville.



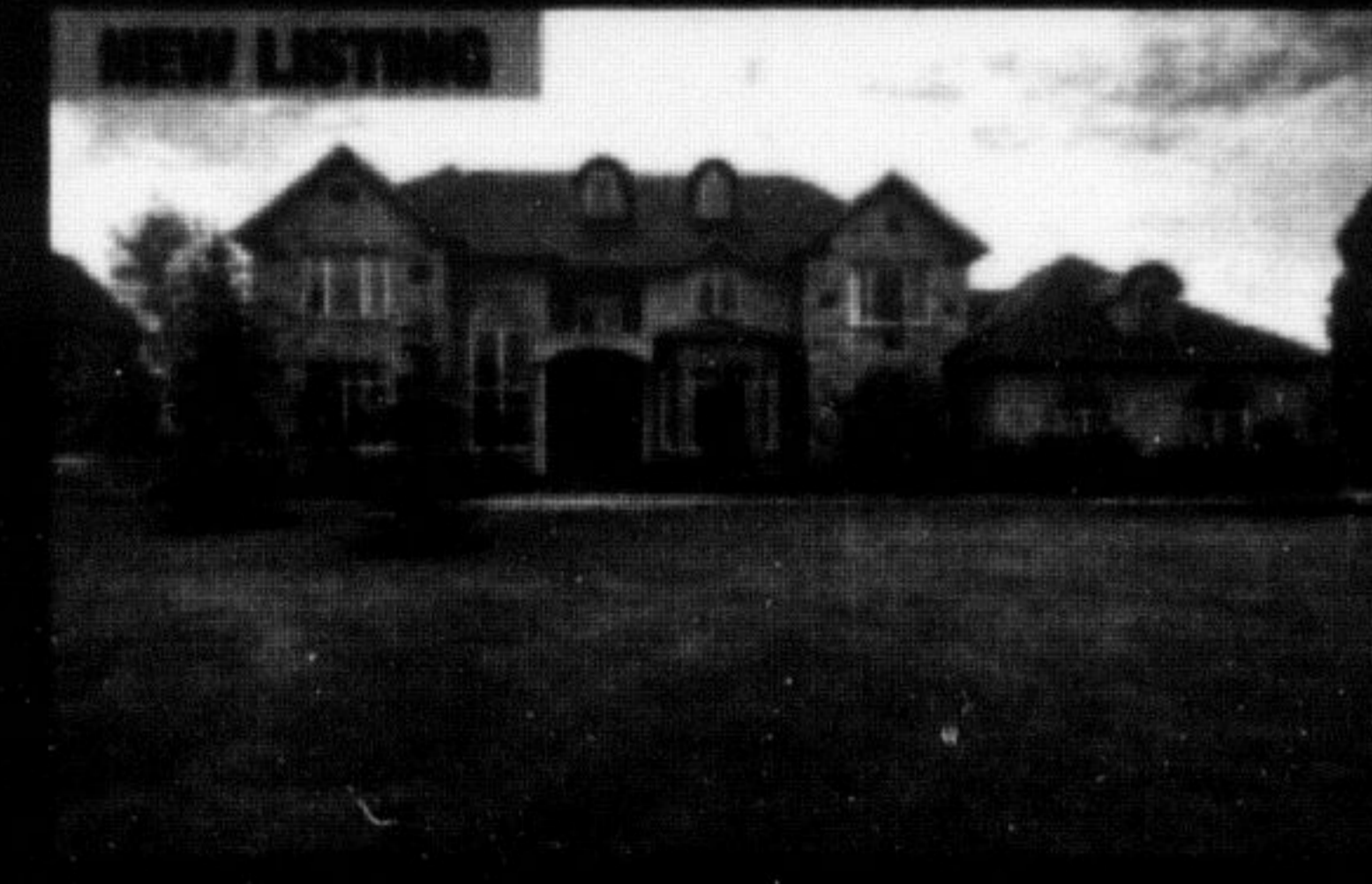
THE BEST OF BOTH WORLDS - \$2,198,000

Situated in a rural setting yet minutes from all amenities and offering quick Hwy. access for commuters. Recently custom built with soaring ceilings and oversized windows to showcase the natural surroundings. Main level master bedroom with walkout to the patio and in-ground pool. Fully finished lower level with 5th bedroom and bath, perfect as a nanny/ guest suite.



STUNNING RURAL SETTING - \$1,699,000

Prestigious enclave of North Burlington! Custom built by Marsan, this executive beauty offers 6747 sf of luxurious living! Fully fin on 3 levels, outstanding quality & finishings abound! All season sunroom w/ morning sun vistas overlook private wooded rear yard! Main lvl master w/cherry hardwood! 2-storey open concept vaulted beamed sunken family room is the heart of this home! Minutes to city, golf & conservation!



CHURCH HILL ESTATES, CAMPBELLVILLE - \$1,199,000

Campbellville area estate home nestled on a 1.6 acre lot & situated in the tranquil setting of Church Hill Estates. Boasting approx. 4000 sq ft plus lower level. Large custom gourmet maple kitchen with granite & s/s appl. Family room with vaulted ceiling & floor to ceiling windows, main level den, 3 car garage. Separate suite/apt in lower level ideal for in-laws or a nanny suite.



LIVE THE RURAL LIFESTYLE - \$3,750,000

Gated and very private custom built country estate on over 13.6 acres of professionally landscaped/ natural grounds. Just minutes from Kilbride! Live the rural lifestyle, minutes to city! Incredibly landscaped with breathtaking pool, hot tub/jets & Bunker and auto retractable cover. Sand beach/ volleyball/ 2 basketball courts, inside & out! Golf on your own pitching green & hole! Over 13,000 SF of luxury fin living space!



DEVELOPMENT POTENTIAL - \$1,498,000

A unique opportunity to own your own private 9 hole golf course on 16.5 incredibly manicured acres with meandering stream and towering mature evergreens completely bordering the property! A chance to build your estate home or potential to create lots. Lovely updated charming home steps to the quaint Village of Carlisle. Borders the custom enclave "Tuckaway". Great access to major highways and 401.

Rate your summer energy efficiency

A recent Direct Energy survey conducted by Angus Reid posed some of the following questions to Canadians, and the results showed there is still work to be done on increasing knowledge around energy efficiency.

What is the biggest energy waster in your home?

- Central cooling and heating system
- Dish washer
- Washing machine/dryer
- My spouse/partner/roommate
- Air leaks in the home
- I don't know

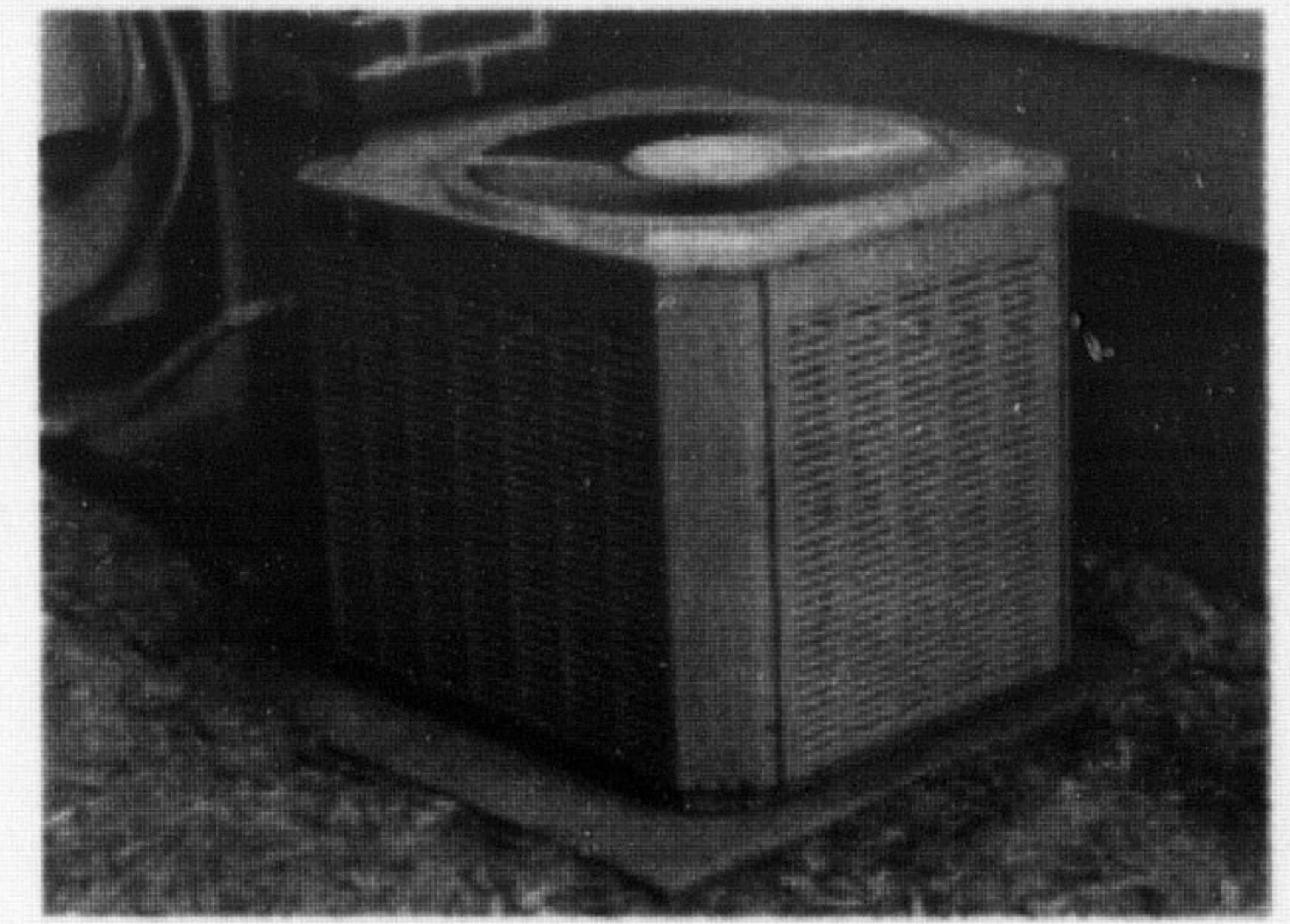
The majority (77 per cent) are unaware that the central cooling and heating system is the biggest energy waster in the home.

What is the average temperature setting in your home in the summer (in Celsius)?

- 19 or below
- 20-22
- 22-25
- Over 25
- I don't use air conditioning
- I don't know

Of those who use air conditioning, the majority set their thermostat to 22 degrees or lower. Direct Energy suggests going from 22 to 24 degrees to help save money on the cooling bill.

Regarding your home energy bill, do you know how much you pay for electricity per kwh?



- Yes—I carefully monitor my price
- No—I just pay the bill
- Sometimes
- I don't know
- I don't pay for electricity / electricity is included in my rent

The majority said no, they just pay the bill. Are you part of that group?

Do you know how much electricity you consume in a month?

- Yes
- I don't know, and don't care
- I don't know, but I wish I did

Just shy of half (48 per cent) admitted they do not know how much energy they consume. In order to reduce, you need to know how much is consumed.

More information on energy efficiency is available online at www.directenergy.com.

www.newscanada.com

FREE LISTING

FOR SELLERS - LIST FOR FREE

List your Milton property with us on or before July 31, 2011 for FREE (commission to buyer's brokerage would still apply)



FULL BROKERAGE SERVICES INCLUDED:

- For Sale sign on property
- Lock box
- Appointments arranged
- MLS service
- Staging tips
- Feature sheets
- Advertising
- Open Houses
- Photographs
- Offer negotiation

FOR BUYERS - 1% REBATE

Get up to 1% Buyer's Rebate if we formally represent you (in writing) as a client/customer on or before July 31, 2011.

Rebate would apply where the commission paid to Prestige Real Estate Centre Inc. is 2.5% or higher. A proportionally lower rebate will apply if the commission offered to a buyer's brokerage is under 2.5% (eg. if 2% commission offered, rebate would be 0.5%) The purchasing property must be located in Milton.

We have no hidden agendas, no false promises and no fancy gimmicks - just us working hard for you!

Not intended to solicit properties currently listed for sale or buyer under contract.

PRESTIGE
FINE ESTATE CENTRE INC. BROKERAGE

FURQAN HAIDER, BROKER OF RECORD
TEL **416.477.2260**
FAX **416.477.2261**
www.prestigerealestate.ca