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Director's PLATINUM Award
RESIDENTIAL SALES AWARD 2010
AWARD OF EXCELLENCE

GREAT LOCATION



Minutes to Hwy 401 on a quiet country road in the Hamlet of Hornby. Located close to the golf course this bungalow has a huge Master retreat with sitting area and full ensuite with Jacuzzi. Recently upgraded it features 4 bedrooms, eat in kitchen, guest room with ensuite and finished basement with games room. Large oversized 2 plus car garage with lg overhead door. Beautiful landscaping adds great curb appeal. **\$699,000**

BACKS ONTO GREEN SPACE




Fabulous 3 bedroom 1670 sq ft townhome backing onto green space. Open concept with hardwood in the great room, on the stairs and in the upper hallway. Master has huge walk in closet & ensuite with separate shower. Upstairs laundry and private fenced yard with forest view. Located on block from the school. **\$369,900**



Alan McDonald**
Broker
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SALES ACHIEVEMENT AWARD 2008



COUNTRY BUNGLOW + GARAGE/SHOP
Totally renovated 3-bedroom bungalow on 1 acre with fully insulated and drywalled, well lit 3,000 sq.ft. garage/shop. House includes new kitchen, baths, flooring, recreation room. Bordered by farmland, serviced by gas, only 5 minutes from 401/Milton. **\$679,000**



Doug Howden**
Broker
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NEW PRICE!

ESCARPMENT VIEWS FANTASTIC SETTING
for this 3 plus 2 bedroom raised bungalow on just over half an acre. Located just north of Milton on a quiet country road this home has the escarpment view out the front window and horse farm behind. Fully fenced rear yard. Gas fireplace. New shingles Sept 2011. **\$454,900.**




Pat RIDEOUT
Without change, there'd be no butterflies

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ROYAL LE PAGE
Meadowtowne Realty
Sales Representative


SOLD



FABULOUS 3 BEDROOM HEATHWOOD HOMES TOWNHOUSE.

Everything is in place to move in and enjoy. Kitchen has dark cabinets with under cabinet lighting, upgraded stainless steel appliances, granite counters and an eat-in area. Adjacent family room features bamboo flooring laid on the diagonal for a very striking effect. Walk-out from the breakfast room to rear yard that's a great play area for your little one. Upper floor features three bedrooms - master has a full ensuite. As a bonus, the basement is professionally finished by the builder and includes an office area, rec room and full 4pc. bath. Don't hesitate to have a look at this one - it'll go fast. **\$377,900.**

SOLD



FABULOUS 4 BEDROOM MATTAMY HOME IN HAWTHORNE VILLAGE ON THE ESCARPMENT

This home has lots of upgrades including the Chef's Kitchen option (complete with huge centre island), dark hardwood flooring throughout, main floor den or office and a very open concept and inviting layout. Comes complete with central air, central vac, interior entrance to the garage, all the appliances and a garage door opener. Perfect for the growing family. Call Pat to set up an appointment to view. **\$459,900.00.**

I'm never too busy for your referrals.

Full member of the Oakville-Milton, Toronto and Hamilton-Burlington Real Estate Boards




CENTURY HOME WITH WORKSHOP
Minutes east of Milton this 3 bedroom home (Circa 1870) is just under one acre with an attached 2 car garage plus a 44 X 40 foot workshop. Great for the hobbyist or possibly a small business (subject to legal non conforming status). **\$895,000.**

Top 1% in Canada again for 2010.
THE BRAZEAU TEAM
www.BRAZEAUTEAM.COM
905-878-8101




Joseph Brazeau* Virginia Brazeau* Jodie Near* Jennifer Brazeau-Barg*

JUST LOVELY!
Updated, renovated & painted in designer décor. Oak kit cab '06. Replaced windows & exterior doors. Interloc patio & paths '05. Newer furnace, softener '07. Hdw'd & tiles '06. Natural gas heating \$700/yr. Hydro \$1,000/yr. Workshop 12 x 25'. Excellent well water. Septic pumped. Great location near Aberfoyle Public School. Quick 401 access for commuting. Just move in & enjoy.



\$298,000 ABERFOYLE

2 BEAUTIFUL ACRES IN EDEN ESTATES.
Spacious modern kit w/travertine tile floors. Open concept to Family Room & DR. Walk outs to wrap-around verandah!! & views of vast lawns, gardens, mature trees & spring fed pond. Walking trails through woods. Back deck features hot tub & sauna. Finished lower level w/bathroom & 5th bdrm. Great value. 15 min to 401@Guelph Line. 10 minutes to University of Guelph.



\$639,000 MILTON

10 ACRES
Architecturally designed & custom built in 80's. Exceptionally well maintained & improved. Granite counters, up'dd baths. New geothermal & propane furnaces (2). Sun deck off master. 2nd floor laundry plus 4th bdrm. 4 stone fireplaces. Low E thermal windows. Double steel gates w/security system & video monitoring. Waterfall garden stream w/beautiful perennial gans. Your perfect executive hide-a-way.



\$1,100,000 MOFFAT

78 ACRES
on Puslinch Flamborough border. Long lane leads to 22 yr old, open concept bungalow in very good condition. Double carport. Oak kit cabinets. Hdw'd on main flr. Mn flr laundry. 2nd kit & 3 piece bath on LL. Bank Barn. Open tree lined meadows/fields, woods. Also frontage on N side of Gore Road. Quick access to 401/Guelph, Cambridge, Waterdown.



NEW PRICE \$789,000 PUSLINCH

MATTAMY "ENERGY STAR" LINWELL MODEL
Approximately 1662 sq ft. Open concept Family room & eat in kitchen with upgraded cabinets & breakfast bar. Separate Diningroom. Hdw'd on main floor. Master suite has a walk in closet and 3 piece ensuite. 2nd Floor laundry. Garage access from inside. Front porch o/l maintenance free front lawn (Strawberry Garden). High end flagstone patio.



\$379,000 MILTON

PRETTY SETTING
in the Quaint Hamlet of Moffat. Charming, renovated Century Home. Replace kitchen, updated baths, wrap around verandah. Beautiful fenced yard w/perennial gardens. Renovated barn has Commercial zoning with kitchen, 2 baths & 4 other rooms on upper level (previously an Antique Store on main level. Just 10 min to 401 @ Guelph Line.



\$598,000 MILTON

17 ACRES
Stone Century home set back from road on long, tree lined lane. Separate LR/DR. Farmhouse kitchen. Mn flr laundry & 4 baths. Landmark stone barn. 2nd horse barn with 6 stalls & 2nd floor office. (Oak-board) paddocks. Hay field. Detached 2 car garage. Beautiful setting. 10 min to 401/Campbellville & Mohawk Race-track.



\$989,000 MILTON

For further information and photos on these properties please visit **BrazeauTeam.com**

* SALES REPRESENTATIVE ** BROKER