# -The Canadian Champion—WEEKEND on HIONESPOTLIGHT on HIONESPOTLIGHT

## Would your home pass property inspection?

By Diane Black

basis.

Receiving a home purchase agreement key elements as being in excellent, good, not stop a deal." not assess your property on a pass or fail integrity, identifying any deficiencies to be selling or not - to do periodic mini- inspection report may reveal at time of sale." addressed to give the buyer purchase inspections to identify potential issues

"We typically evaluate the home and its confidence. We're there to protect all parties, before they become problematic.

"I find many prospective home sellers contingent on property inspection is stress fair or poor condition," explains John Homes with good up-keep usually value the opportunity to have any worrisome provoking for many home sellers. Yet, Umpleby of Informed Decisions Property receive a good or fair rating. Umpleby issues assessed and addressed on their own contrary to popular belief, an inspector does Inspections. "We look at the home's advises all homeowners - whether terms, rather than second-guessing what an

- News Canada

### DELIVERED TO PER WEEK

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\$1,399,000



546 Concession 1 Rd Custom built bungalow on 65 ac w/2 small ponds. ~ 2800 sq ft features stone exterior, pot lights, wrap around deck w/skylights 10 ft. Ceilings!!!

\$645,000 MILTON

Milton.

Kitchen

Amaze

263 Forbes Terr A show stopper! Fabulous bungalow w/loft in Heathwood's ppscale 'Traditions' community.; 2735 sq ft. Over \$75000 of builder upgrades. **MMLS LISTING STAGING ADVICE WNEWSPAPER ADS** 

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INCREDIBLE PACKAGE - HEATED SHOP Gorgeous Bungalow with massive open concept kit., professionally finished lower level w/games room, bar, media room, gym, slate floors and fireplace! Huge almost 1600 sq. ft HEATED SHOP with office space. Private treed 1 acre lot even has a putting green. All this within min. of Milton, Georgetown, Guelph & major highways! Call Elizabeth Doell\* before it's sold.



ROYAL LEPAGE & 9' ceilings. Meadowtowne Realty, and operated



Mattamy's Haltwhistle model (2725 sqft.) located on a quiet child Built In Buffet & Hutch And So Much More. Gorgeous pine floors safe street. Gleaming hardwood floors and 9' ceilings on the main level. Fully fenced yard complete with interlock patio & hot tub.

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62 ACRE FARM NEAR TRAFALGAR ROAD & 401

This farm has future development potential, only 5 minutes from the Milton Wal-Mart and Canadian Tire stores. Located on high grounds overlooking the surrounding area as far as Mississauga. The Five Sideroad frontage is 1,243 ft. and makes this a valuable investment property. The house needs some renovation. The barn has 8 box stalls and was used for boarding horses. The owner will take back a first mortgage for 50% of the purchase price at the going interest rate, if needed. ASKING PRICE: \$1,600,000.

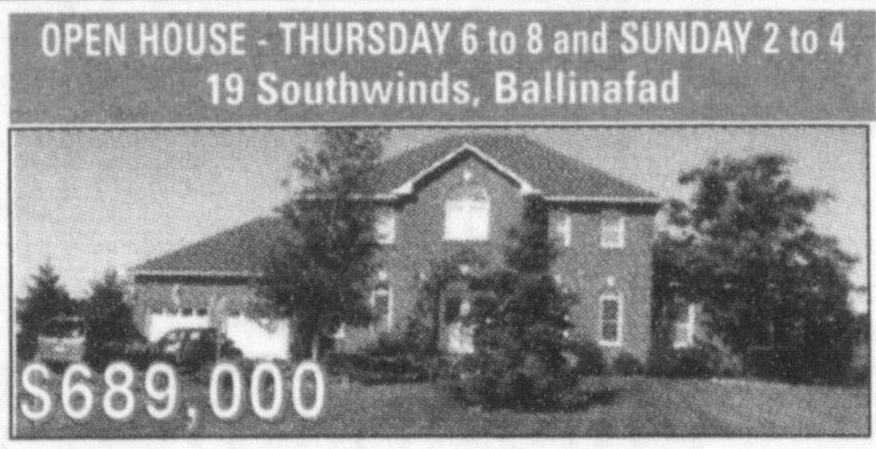


**Denise** Dilbey \*\*Broker 905-877-8262

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Impressive and immaculate 4 bdrm/3 bath home offers 9 ft ceilings, hrdwd & porcelain firs. Massive Barzotti kitchen w/pantry, granite island, breakfast room w/bar & BI fridge. Bright and spacious formal living/dining rms. Main flr family and laundry. Luxurious master 5 pc ensuite retreat. Walkouts to deck & sprawling landscaped yard. Oversized 2 car garage. In a great executive neighbourhood with too many updates to list. MLS#W1682673

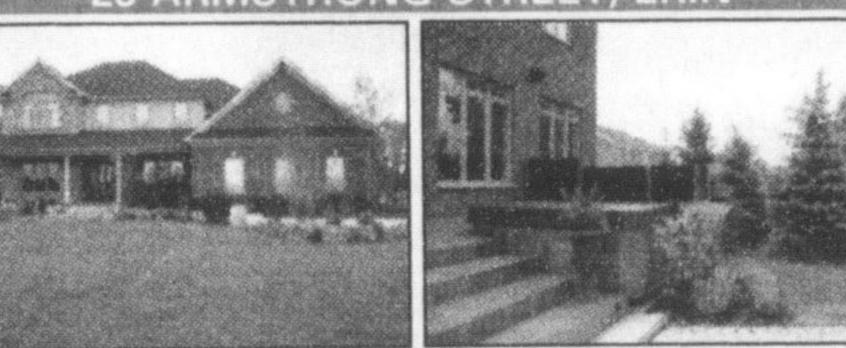


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1.16 acre property in desirable estate sub-division, 3,600 square foot 3 year young 'Charleston' built 4 bedroom plus office home with luxury features throughout. The gourmet kitchen with granite counters & hardwood floor overlooks enormous family room. A huge master suite with steam shower for 2 in ensuite and 1 year new salt-water hot-tub included. \$779,000.



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\$365.000



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Room for extended family or home office. Furnace (2008), Roof (2009). 15 mins. to Orangeville, 12 mins to Erin.