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Angela Silcock
Sales Representative
878-8101

SALES ACHIEVEMENT AWARD
MILTON SALES AWARD
RESIDENTIAL GOLD AWARD
2003 '00, '01, '07 2005



QUIET COUNTRY SETTING

Tucked away down a long tree-lined, paved driveway sits this bungalow with walk-out basement. Enjoy the peace on this 17 acre secluded lot with excellent access to Milton and Burlington. This home would be suitable for an extended family or one with a live-in nanny. Offered for sale at \$739,639. To view this home call Angela Silcock Sales Representative, 905-878-8101.

Light is the forgotten element

Decorating Tips:

Furniture, paint, flooring, layout – these are the things most commonly associated with decorating a room. What people tend to forget is one of the most important factors in a room – lighting. Without proper lighting, these other decorative elements cannot be fully appreciated for their beauty because the room is either too dark or too bright.

Sally Morse, director of creative services for Hunter



Enhance natural light with window fashions such as Silhouette window shadings and Luminette Privacy Sheers (shown below) from Hunter Douglas featuring sheer panels that soften and diffuse the light and fabric vanes that rotate for privacy and light control. Also shown in the photo, new Luminette Modern Draperies as side panels.

Douglas, North America's leading custom window fashions manufacturer, offers the following advice on the different types of lighting and how to take advantage of them when decorating:

- **General Illumination:** Chandeliers are a stylish way to achieve general illumination. Measure the length of two walls in the room

where it will be hung, add them up and you get the diameter. To find out how high to hang your chandelier, measure 32 inches above your table.

- **Task Lighting:** Includes reading lamps and lights that lie above a stove or sink. The bottom of the lampshade should be at eye level when seated – you get a glare if above eye level or a reflection if below eye level.

- **Accent Lighting:** Includes lamps of 60 watts of light or less. Decorate with this lighting using little lamps, buffet lamps or wall sconces, adding light with drama.

- **Natural Light:** Enhance natural light and save on your electric bills, while still protecting against UV rays, with window fashions such as Silhouette window shadings and Luminette Privacy Sheers. They feature sheer panels and fabric vanes that rotate for privacy and light control. The sheers diffuse the incoming light for a softer, shadow-free interior illumination. Another hint, adjusting the vanes can draw the light deeper into the room.

Using these tips, a well-lit room is just a switch away.

More information is available online at www.hunterdouglas.ca or toll-free at 1-800-265-8000.

www.newscanada.com

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All Real Estate Offices

Please note the deadline times for the Real Estate Section are as follows:
Booking Deadline: Tues 5:00 pm
Material Deadline: Wed 10:00 am

FINAL CHANGES:
Due by Friday 10:00 am

Thank You **Champion**

FEATURE HOMES Of The Week!

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JOHN PROTACIO
Sales Rep.

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www.johnprotacio.com



WELCOME HOME!

Best value and location in most desirable Hawthorne Village by the Escarpment. This open concept, clean & bright home is on a child safe, premium lot with undisturbed views of the Escarpment. It boasts custom dramatic arch way with rounded corners throughout. Upgraded Chef's eat in kitchen with granite counter tops and upgraded appliances. Beautiful hardwood floors with too many upgrades to list. Call John to view this home!!

Check out the virtual tour on www.johnprotacio.com or call John to view this home!

You Say SELL... John Says SOLD!

To advertise in this section, please contact Diane at 905-878-2341, or email dianew@miltoncanadianchampion.com

Things you need to know before you Buy or Sell!

Undoubtedly, real estate has experienced a challenging market this year especially during the spring season. However, home prices have increased and the economy is in recovery.

According to the real estate board, the average sale price of detached homes has increased 4.6% overall while the average sale price of freehold townhomes has increased 6.5% overall from July 2008 until September 2009. During the month of September, Milton had 80 detached homes listed for sale in 2009. That is a 60.6% decrease from the same month, of the previous year with 203 detached homes for sale. However, September 2009 showed 66 sales, resulting in a percentage increase in detached homes sold compared to only 41 sales in the same month of the previous year.

Buyers who are looking to purchase a home this close to the holiday season are serious buyers. Thus, increasing your likelihood of selling your home fast and for top dollar!

HOME BUYERS ARE FUELING THE ECONOMY

Although home prices have increased, government programs are providing leverage to home buyers to help offset the rising prices. Home buyers can benefit from lower interest rates and a multitude of Government tax incentive plans.

First-time homebuyers may be eligible for a refund on all or part of their land transfer tax. Home buyers can receive up to \$25,000 per person to be withdrawn tax-free from RRSP's to buy or build a principal residence. This means, couples and common-law partners could essentially withdraw up to \$50,000 from RRSP's to contribute towards their home.

Buyers are beginning to take advantage of the Government incentive and tax breaks. Consequently, fuelling the economy and spurring home sales in the real estate industry. As the economy continues to increase year-over-year, land and housing purchases are your biggest and best investment.

Contact the Manchisi Selling Team today and become informed on current up-to-date information on buying and selling in today's economy. Milton is certainly booming and with increased home sales, lower interest rates and several Government programs available, now couldn't be a better time to buy and sell in Milton and surrounding areas.

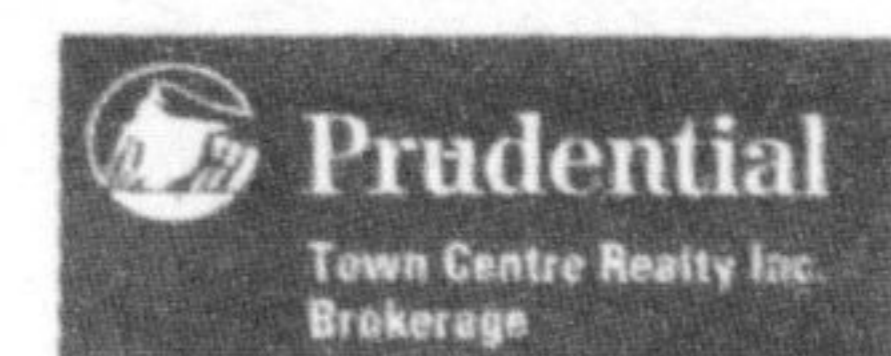
The Manchisi's believe in what they do and they are as passionate about selling your home as you are. With their team approach and successful track record; they are the team you need when buying or selling your home. To contact us call: 905-878-9100.



Jody & Domenic Manchisi
Sales Representative, Broker

905-878-9100

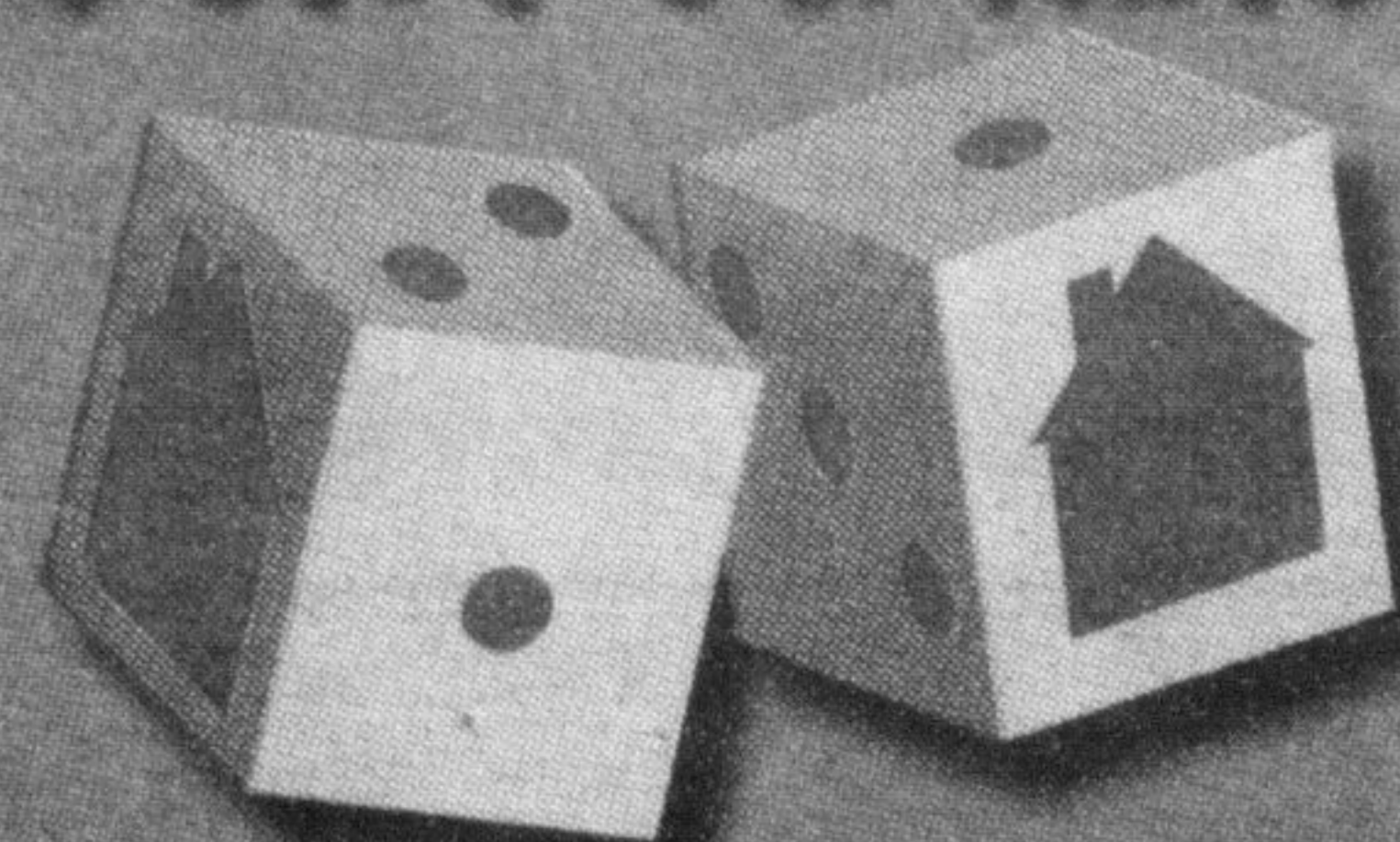
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