

**BEST OF BOTH WORLDS**

**99.75% AVERAGE SOLD VS. ASK RATIO\*\***

**20.1 AVERAGE DAYS ON MARKET\*\***

**WAY! BETTER! AGENT!**

**PAY LESS! \$14,933 SAVINGS IN COMMISSION\*\*\***

**GET MORE! \$5,674 MORE IN HOME SALE PRICE\*\*\*\***

**AS LOW AS 1% TOTAL COMMISSION**

**PROVEN TRACK RECORD!**

**MINMAXX**

REALTY INC., BROKERAGE

**OVER 300 TRANSACTIONS IN 2009**

**416 264-1111**



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CALL TODAY FOR A FREE HOME EVALUATION

**THE REAL 1% AS LOW AS**

**TOTAL COMMISSION**

**IN 3 DAYS**  
**\$491,000**  
**SOLD IN OCT**  
102% of  
**SCOTTSWOOD**  
Derry Rd/Trudeau Dr

**IN 9 DAYS**  
**\$390,100**  
**SOLD IN SEPT**  
103% of  
**DRURY PARK**  
233 Centennial Forest Dr

**IN 1 DAY**  
**\$305,000**  
**SOLD IN SEPTEMBER**  
105% of  
**SUNDIAL**  
835 Gleeson Rd

**IN 1 DAY**  
**\$361,000**  
**SOLD IN SEPT**  
103% of  
**GREENPARK**  
447 Chandler Cres

**IN 6 DAYS**  
**\$353,000**  
**SOLD IN SEPT**  
101% of  
**MILLSIDE**  
1049 Bowring Cres  
**HAWTHORNE VILLAGE**

**PROVEN TRACK RECORD**

**MLS LISTING OPEN HOUSES ★ STAGING ADVICE  
NEWSPAPER ADS ★ DEDICATED AGENT  
VIVID PHOTOGRAPHY ★ APPOINTMENT BOOKINGS  
COLOURFUL FEATURE SHEETS & MORE! ALL INCLUSIVE!**

**REAL FULL SERVICE!**

**IN 3 DAYS**  
**\$330,000**  
**SOLD IN SEPTEMBER**  
106% of  
**CROFTSIDE**  
1035 Barclay Circle

**\$549,900**  
**1383 Rolph Terr**  
Show stopper! Rare opportunity to buy almost new Country Homes built home on prem pie-shaped lot on child safe cres loc Load w/extras, 4 bdrm & 3 full wr, 9' ceil on main flr, hw flrs.

**\$599,900**  
**5470 14 Sideroad**  
Fabulous raised bungalow w/ stunning view of city skyline on 1/2 acre lot! Features open concept layout w/ combined living & dining, eat-in kitchen w/ bay window & walk out to deck.

**\$449,900**  
**1094 Hepburn Rd E**  
JUST LISTED  
Mattamy's 46' wide lot Belhaven model 2255 sf next to the pond in the main Hawthorne Vlg. Nice open & bright layout w/inviting porch, dbl dr entry. Open concept lr/dr w/pot lights.

**\$629,900**  
**263 Forbes Terr**  
A show stopper! Fabulous bungalow w/loft in Heathwood's upscale 'Traditions' community. 2735 sq ft. Over \$75000 of builder upgrades. 3 bdrms + den & 3 full bathrms + powder room.

**\$1,399,000**  
**546 Concession 1 Rd**  
Custom built bungalow located on 65 ac w/ 2 ponds, trees & scenic views. Beautiful 2800 sq ft home features stone exterior, pot lights, wrap around deck w/skylights. 10 ft. ceilings!!!

**\$579,900**  
**1550 Sandpiper Rd**  
Stunning former model -2650 sf upgrds galore! 9' ceilings & gleaming 3/4' hw on main floor, ceramics in kit & baths, bsplash, designer decor, lighting, totally reno ensuite bath/spa & more.

**RECORD SOLD PRICE FOR MODEL**  
**IN 3 DAYS**  
**\$477,100**  
**SOLD IN NOVEMBER**  
102% of  
**SCOTTSWOOD**  
1591 Dockray Dr

**\$269,800**  
**931 Hasselheldt Hts**  
One of the best values & loc. in most desirable Hawthorne Vlg! Mattamy built 'Energy Star' vlg home 'Ashfield' model loaded w/upgrds & extras, freehold townhouse w/covered porch.

**\$389,900**  
**613 Savoline Blvd**  
Show stopper! One of the best value & loc in Mattamy's most desirable Hawthorne Vlg on Escarp. 'Energy Star' Gilmore mdl. Prem lot bckng ravine & facing niag escarp & mnt nemo

**\$359,900**  
**127 Holloway Terr**  
Spectacular freehold townhome! Heathwood Traditions Woodlock model loaded w/upgrds, 1800 sf feat 9' ceilings. Granite counter & brkfst bar, high-end ceramic flrs, hw flr in lr/dr, gas fp & more

**\$369,900**  
**49 Harris Blvd**  
Gorgeous! One of the lrgst semi over 2000 sqft + fin bsmt. The 'Whistler' model. Fantastic open concept layout. Huge modern ktn w/butlers pantry & serving area. Supersize great room.

**\$1,288,000**  
**20 Kingswood Dr**  
Quality built custom home backing on to scenic woodlot. Over 6000 sqft living area loc on a prem 2 acre lot. Fin top to btm feat hw flrs, 2 ktns, gym, marble washrms, sauna, dressing rm.

**\$357,900**  
**120 Thoroughbred Blvd**  
Absolutely spectacular home w/legal inlaw suite! Located in a high demand area, close to all amenities, highways & schools. This prime location offers easy access to shops, parks & transit

**IN 3 DAYS**  
**\$462,500**  
**SOLD IN NOVEMBER**  
101% of  
**VISTA**  
374 Pringle Ave

**\$649,900**  
**1001 Mccutcheon Cres**  
An absolute showstopper, Mattamy's award winning 'Tothburg' model 3331 sf on a rare 56ft. prem lot in Hawthorne Vlg. Totally renovated, w/stifful upgrds. HW flr in lr/dr, fam rm.

**\$290,000**  
**833 Scott Blvd**  
Amazing location & layout in Mattamy's most desirable Hawthorne Vlg on Escarpment. Energy Star wide lot Amesbury model w/lots of extras. hw stairs, access dr to garage & more.

**\$359,900**  
**172 Canton Tr**  
Falconcrest's 1865 square foot 'Grand/Ritz' model w/numerous upgrds, stunning freehold townhouse w/'professionally fin bsmt/rec rm' is steps from an open greenspace.

**\$289,900**  
**66 Maiden Lane**  
Corner semi home on mature lot, lrg eat in ktn w/modern lam flr, liv/din rm has new hw flr & patio drs to lrg deck, 3 bdrms w/master w/new hw flr, upgrd main bath, fully fin bsmt.

**\$624,900**  
**902 Park Ave W**  
Well maintained 1500 sqft brick bungalow along quiet mature street-same owner for over 30 yrs. Lrg lot backing onto green space, lrg deck off the living room & dining room.

**\$349,786**  
**5027 Rundle Crt**  
Priced to sell! Great buy for starters or investors. Lrg 4 bdrm end unit townhome, feels like semi on a private child safe court loc in the sought after neighborhood.

**IN 10 DAYS**  
**\$323,000**  
**SOLD IN NOVEMBER**  
104% of  
**MONTGOMERY**  
1156 Davis Lane

Not intended to Solicit Buyers or Sellers currently under contract with another Brokerage. © 2009 All Rights Reserved MinMaxx Realty Inc., Brokerage. † Based on MinMaxx Broker of Record's highest number of listings sold Jan 2008 - Sept 2009. \*If listed and sold by listing agent except competition. \*\*Based on units listed & sold by MinMaxx Realty Inc., including the ones sold in cooperation with other Brokerages, from Jan 2009 - Oct 2009 in Milton. \*\*\* Based on 1% vs. 5% on a 350K home. \*\*\*\* Based on sold vs. ask price difference from average GTA Realtor from Jan 2009 - Oct 2009! The advertised Transactions / Statistics / Solds may include, partially or solely, the ones where MinMaxx Realty Inc. cooperated with other Brokerages during any time frame. Statistics source: Independent Source. Based on TREB Statistics. † Sold vs. Ask Ratio