

**ADVANTAGE PLUS**  
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 Reg. Licensee of Advantage Plus Realty Inc.  
**#1 IN SAVINGS**

<b>NEW LISTING</b> <b>FIRST AD</b>  <b>SOLD COND.</b>		<b>NEW LISTING</b> <b>FIRST AD</b> <b>GOWLAND CRES. \$269,900</b>  This home has lots going for it! "Ravine" lot, inground pool, sun/hot tub room, lots of landscaping, main floor family room, covered deck, finished basement and more, more, more!		<b>NEW LISTING</b> <b>FIRST AD</b> <b>KINGSWAY PLACE \$249,900</b>  Beautiful house, beautiful location, walk-out basement, finished as an in-law suite, 4 bath-washrooms, 3-4 bedrooms. Quick closing available.					
<b>10+ ACRES \$299,000</b>  Plus 20' x 24' shed, 4 bedroom bungalow, fully fin. basement with hot tub, 3 pos., fireplace & walkout. Upstairs has wood floors, French doors & lots more. Call for more.		<b>SUPREME LIVING \$439,000</b>  Set a new standard of living in this wonderful Robertson built home, located in a desirable area of Campbellville. L.R., F.R. have F.P.s. Tastefully decorated, modern kit. with built-in appliances, 4 bdrms. & much more!		<b>LIVE ATOP OF THE WORLD \$239,000</b>  Lovely bungalow sitting on 2-1/2 acres with magnificent views. 3 bdrms., fam. rm., mostly fin. basement. Pool with decking, 3-car garage.					
<b>CLOSE TO TOWN \$199,900</b>  Lovely home on 1/2 acre near Milton. Three bedrooms, main floor family room, finished basement, some hardwood floors, lovely escarpment views. Call Audrey to see this one.		<b>NICE AREA! \$181,900</b>  <b>SOLD COND.</b>		<b>PRIVACY PLUS \$575,000</b>  Convenient to 401 & Guelph Line. Century & charm blended with modern conveniences. 16 Mile Creek, approx. 8 acres, sauna, pool & lots more. Call Chris for your opportunity to own this gem.					
<b>FOR LEASE</b> 1500 sq. ft. Main Street. Immediate Possession <b>\$7.00 + C.A.M.</b>		<b>BRITANNIA RD. WEST</b>  <b>\$299,000</b> Reduced. Gorgeous ravine lot, 1-1/2 acres. Home has a walkout at back and has lots of accommodation including a super master suite, 2 fireplaces. Lovely views all around.		<b>FROM 3 1/2% REAL ESTATE COMMISSION</b>		<b>COUNTRY SERENITY</b>  <b>\$259,900</b> Yet close to town. This Holiday 4 bdr. sits on 1/2 acre on the edge of Cville. Features mn. fl. F.R. w F.P., eat-in kit, new furnace in '93, 16 Mile Creek at back of property, 3 stall barn, direct entry from garage to house & more!		<b>VACANT LAND</b>  <b>\$174,900</b> Kids want horses? Building permit available on this 12.8 acres parcel just N. of Campbellville.	
<b>GORGEOUS CAPE COD \$285,000</b>  Nothing but the best in fittings & fixtures. Huge open plan kitchen/dinette/family room with fireplace & 2 storey high section. Separate D.R. Lovely views & more.		<b>BEAUTIFUL WOODED GROUNDS \$349,900</b>  Walls of windows to view ravines & woodlands surrounding home. Greenhouse dining area, w/o's to wrap-around deck. 5+ bdrms., b/i appl., whirlpool tub, gas F.P., cathedral ceilings.		<b>LOOK WHAT WE FOUND! \$229,900</b>  Recent ceramic entry, kitchen and powder room. Recent dusty rose broadloom. All freshly painted, recent almond European kitchen cupboards, interlocking walkway, 4+ bdrms., main fl. F.R.					
<b>WEST TO EAST \$469,000</b>  West Coast style home in Campbellville is certainly a sight to be seen. 2 storey high rooms, open plan, 9' ceilings in the basement too!		<b>GUELPH LINE \$329,000</b>  This is a Royal Home and is full of good quality features. Large eat-in kitchen, main floor family room and much more!		<b>SO CLOSE ... \$385,000</b>  But yet so far away. Bet you didn't even know this house is there! More privacy than many country properties. Stunning "Ontario" farmhouse, 150'x250' lot. Surrounded by trees, large stone patio, birds galore!					
<b>BY THE OAKS \$125,900</b> Featuring 3 + 1 bdrms., 3 pos. in basement, full-size single garage, extra cupboards & counter in eat-in kitchen, tennis courts, pool & rec centre close by. Schools with a 3 min. walk.		<b>561 CHILDS DR. \$126,900</b> 3 + 1 bdrms., mostly finished basement, upgraded broadloom and many more extras. Call Audrey for details.		<b>RAISED 2-STOREY \$125,900</b> Popular raised 2-storey with ground floor family room. F.P.		<b>561 CHILDS DR. \$119,900</b> Upgraded trim, refinished kitchen cupboards, upgraded carpet and more. Fridge, stove and freezer included. Call Stuart for more.		<b>BE A LANDLORD!</b> Convenient to Sheridan College makes it ideal for investors. Includes four appliances, new carpeting and painting to be done at closing. 3 + 1 bedroom townhouse.	

**NOW RECRUITING:**  
**IN-TOWN LISTINGS**  
**CALL FOR A FREE MARKET EVALUATION**

**878-4444**  
**1-800-868-3288**  
 ALL SAVINGS BASED ON 6% COMMISSION  
 WHITE OAKS PLAZA, MILTON

  
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**STEWART HADDON**  
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# Thinking of selling your home?

Are you thinking of selling your home this spring? If you're one of the many homeowners who choose this time of year to move, whether you're trading up or down, or simply relocating, you're probably starting to prepare your home for the sale.

But before you become overwhelmed by the task, it's a good idea to sit down and try to look at your home objectively. An attractive, well-kept home generally has a better chance of selling more quickly. And the old adage "first impressions are lasting ones" is true.

However, if you haven't made any big improvements or changes over the years, it's not a good idea to try to take on major renovation projects simply to sell your home. This can be an expensive and lengthy procedure and there are no guarantees that you'll be able to recover all of your costs.

Instead, try to determine what types of minor cosmetic improvements can be made, like general cleaning, painting, floor refinishing and so on. These projects generally don't require a lot of capital and your home can be greatly improved by them. Consult with your realtor to see what types of improvements make the most sense.

### Start With the Outside

An inviting exterior insures that prospective buyers will inspect the interior, so it's important to keep your lawn and hedges trimmed and edged, the flower beds cultivated and your yard free and clear of clutter and refuse.

If you have any loose siding or pavement, it's a good idea to get these items repaired. And if you have any cracked or broken windows, get them fixed as well.

If your driveway is somewhat unsightly, consider applying a coat of driveway sealer. This will improve its appearance.

Missing shingles or eavestroughs should also be replaced and loose shutters or awnings should be secured. You may also want to consider painting the exterior of your home to spruce it up. And if you have aluminum siding or trim that's really dirty, hire someone to clean it with a power washer, or wash it yourself.

If you have a garage, make sure the door is clean, attractive and in good working order. Also make sure the inside of your garage doesn't look too jumbled or cluttered.

Also keep patios, walkways and decks free of debris and clutter, and trim any branches that look unsightly or detract from your home.

### Inside

You can do a lot on the inside of your home as well, without spending a great deal of money. Two primary areas to keep in mind are the kitchen and bathroom. These two rooms of your home are generally of prime interest to prospective buyers. Make sure they're clutter-free, bright and spotless.

This applies to kitchen appliances as well — especially if you're including them with the sale of your home.

If the carpeting in your home looks dirty or dingy, you may want to rent a steam cleaner, or hire a professional carpet cleaner. Pet odour can become trapped in rugs, and this can repel prospective buyers.

Also give your home a thorough cleaning and airing prior to showing it. Make sure any wood and tile floors look clean and bright, not dull and dingy.

As well, keep in mind that rooms that are too cluttered will give the impression that they're much smaller than their true size. Try to create a feeling of spaciousness when conducting your "spruce-up." If you have too much furniture, consider removing some of it and storing it with a friend or relative.