

ERIK TAYLOR



TOP 2%
IN CANADA!

SEARCHING FOR A HOME? WE HAVE AN APP FOR THAT!

Milton listings are now at your fingertips with the free 'Milton Ontario Home Search' App. Available for iPhone & iPad. Search listings by map, have access to pictures, pricing etc!

Available in the App Store or scan this QR code to download for free!



\$899,900
Simply Prestigious! 4+1 Bedroom. Over 5500 Sq Ft Of Finished Living Space. On Desired Street In Heathwood Development On Post Size This Millwood Feat. Fin Basement W/ Sep Entrance. 3 Gas Fireplaces, Dark Hardwood Fl, Pot Lights, Crown Mouldings, California Shutters, 9 Ft Ciel, Granite Counters, Walk Over, Gas Range, Master Ensuite Features 2 Person Frameless Shower, Jacuzzi Tub 6 Car Parking +++



\$599,900
Gorgeous 2395 Sq.Ft. 4 Bdrm Opal Model. Beaverhall Home, Featuring Hardwood Floors, Marble Foyer & Granite Counters, Upgraded Kitchen, Cast Stone Fireplace, Hunter Douglas Window Coverings Throughout, 9' Ceilings And A Fully Finished 'Look-Out' Basement With A Gas Fireplace And Access To The Garage!



\$409,900
Gorgeous 3 Bedroom Freehold Town Home With Fully Finished Basement. Large Welcoming Foyer, 9 Foot Ceilings, Dark Hardwood Floors, Dark Oak Stairs w/ Wrought Iron Pickets. Gas Fireplace, Extra Deep Lot, 2.5 Baths. Ensuite With Stand Up Shower & Soaker Tub. Unobstructed Escarpment Views. Will Go Quick!



\$319,000
Gorgeous Energy Star Rated 'Current Model' By Mattamy. Almost 1200 Square Feet Freshly Professionally Painted. Ceramic Tile, Keyless Garage Access, Bright Open Concept Floorplan, All Appliances, Good Size Bedrooms. Second Bedroom Has Cathedral Ceilings! Spotless & Move In Ready! Call Today To View!



For Lease \$2150/Month
Stunning Mattamy 'Plan 6' (2300 Sq Ft) For Lease. Quiet Street. 4 Bedroom Detached Home Loaded W/ Dark Hardwood Floors, Extended Height Chocolate Kitchen Cabinets With Pantry, High Ceilings, Luxurious Ensuite W/ Stand Up Shower & Sep Soaker Tub, Energy Star Rated, Professionally Painted.



For Lease \$1450/Month
Opportunity Knocks. Brand New 2 Bedroom Town Home With Over 1300 Square Feet Of Space Situated On A Premium Lot With Full Unobstructed Escarpment View. Both Bathrooms Have Full Separate Ensuites. Sit & Enjoy The Balcony Or The Sunset On The Escarpment. Call Erik Today To View!



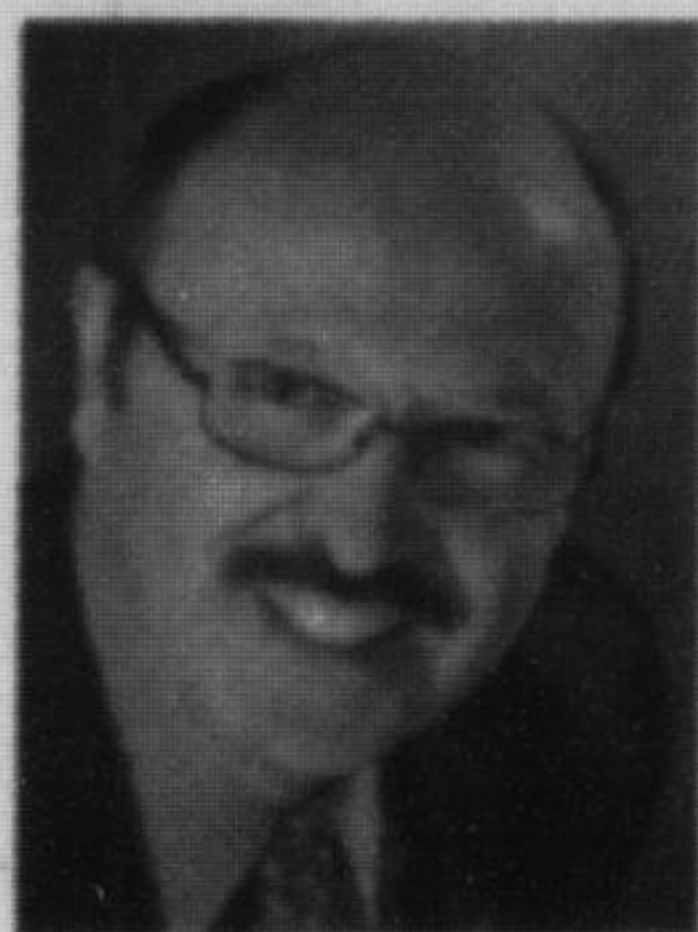
For Lease \$1450/Month
Simply Gorgeous! Mattamy Built Current Model Town Home. Energy Star Rated Home. Great 2 Bedroom 3 Bathroom Floor Plan W/ Lots Of Upgrades Including Dark Hardwood Stairs, Pot Lights, Open Concept Living & Dining, Stunning Upgraded Kitchen Cabinets W/ Mouldings, Breakfast Bar Seats 4, Black Appliances, Balcony To Rbg On, Entrance To Home From Garage, Finished Laundry, No Sidewalk Can Accommodate 3 Cars.



For Lease \$1300/Month
Absolutely Gorgeous 2 Bedroom Mattamy Cherrywood Town Home For Lease. Energy Star Rated. Situated On Quiet Child Safe Street. Dark Hardwood Stairs, Dark Kitchen Cabinets, Black Appliances, Brand New Washer & Dyer, Blinds Throughout. Double Length Driveway Without Sidewalk For 3 Car Parking.

RE/MAX REALTY SPECIALISTS INC. BROKERAGE
Each office independently owned and operated.
OFFICE: 905-828-3434
CELL: 647-402-3066

SUMMER BACKYARDS DECK MAINTENANCE TIPS | VARIABLE RATE UPDATE



John Cavan, AMF
Mortgage Agent License # M0800398

Mortgage Architects

Brokerage #1/0287

Ask your local mortgage planner



SUMMER YARD & DECK TIPS

MIND THE FURNITURE Remember your patio furniture lives outside so make sure to keep it clean. Close the umbrella when not in use, store your chair cushions when you aren't using them, sweep or blow leaves and dirt away on a regular basis and tilt the furniture after a rain storm to allow the water to run off.

CLEAN THAT DECK Periodically apply an approved deck cleaner to the boards and railings, according to the product instructions. After the cleaner has set in, wash it away with a pressure washer. Then, re-seal or re-stain it with a brand name sealant or stain. The result is clean, attractive and protected wood.

WATCH FOR DAMAGE Keep your eyes open for damaged boards and drive protruding nails in until they're flush. Sand down potential splinters and replace boards that are beyond basic repair. Now, you and your guests are free to enjoy the spoils of summer on your beautiful and safe deck.

NURTURE YOUR LAWN When it comes to lawn care, try to keep your grass mowed to about 2.5 to 3 inches, as keeping it too short weakens the root system. Mowing in different directions

each time will also help the grass compete with weeds and prevent soil compaction. Water early in the morning; deeply and infrequently to encourage deeper roots.

VARIABLE RATE UPDATE

For those of you who aren't quite sure, a variable rate mortgage refers to a mortgage where the interest rate fluctuates along with changes in the prime rate. The monthly payment remains fixed, only more of that payment will go toward the principal if interest rates are low and more will go toward interest-related costs if the interest rate is higher.

THE PACE OF INFLATION IS LOWER THAN THE BANK OF CANADA'S TARGET OF 2% The economy is growing reasonably, consumer demand has decreased, and Canadians are paying back their debt. Consequently, both housing price and sale levels are predicted to even out in the coming months. The average home price in Canada is now approximately \$378,500 on a non-seasonally adjusted basis (an increase of 2.5% compared to last year). Manufacturing overall expects a full recovery in the second half of this year; supported by U.S. private demand, mainly for autos and houses. The recent depreciation in the Canadian dollar will also help manufacturers reclaim some international competitiveness in 2013.

As for those interest rates, they should remain low and rate hikes won't become a factor until the fourth quarter of 2014. The overnight rate sits at 1.00% right now, and is expected to stay there until late 2014, when it will reach 1.50%. By the end of 2015, you can expect it to rise to 2.00% and then up to 3.50% by the end of 2017. As you can see, the rise is gradual, as keeping the rates lower for longer will help support the domestic economy until external forces start to push it upward.

John Cavan is an Approved Mortgage Planner with Mortgage Architects. Mortgage questions and concerns can be directed to John Cavan's office, located at 14 Martin St., Milton. John can be reached by phone: 905-878-7213 or by email: john.cavan@mtgarc.ca. John Cavan's website is www.stressfreemortgage.ca. Contact John today about your stressfree mortgage opportunities.



DO YOUR PART
Help keep our community clean by following Milton's local recycling guidelines, and recycle this paper when you're finished reading it!

the Canadian

Katherine Barnett
RE/MAX REALTY SPECIALISTS INC. BROKERAGE
Virtual Tours See | www.katherinebarnett.com



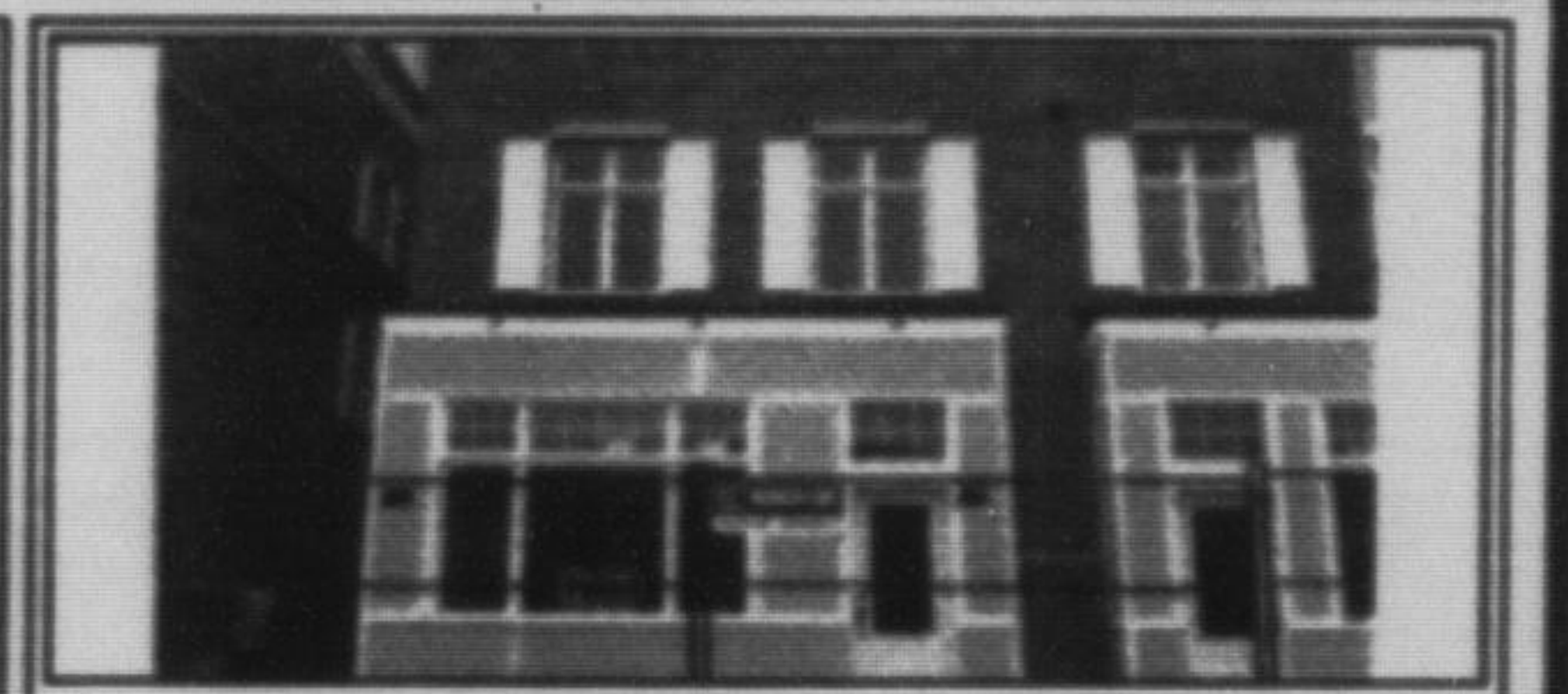
MATTAMY QUINCY CORNER
Well appointed home in a fantastic neighbourhood. Stamped concrete porch, 9ft ceilings, California shutters throughout, crown moulding, hardwood floors. Fantastic kitchen with s/s appliances and granite counters. 4 bedrooms with good sized master. Centrally located, just move in! \$535,000.



BEAUTIFULLY APPOINTED IMMACULATE HOME
Located on a quiet street steps to parks and schools. Loaded with upgrades! Hardwood staircase and floors, Kitchen has granite counters, tumbled stone backsplash, tall upper cabinets with under cabinet valance lighting and top mouldings, high end faucet, built-in dishwasher and stainless steel fridge, stove and built-in microwave. smooth 9 ft. ceilings, master suite is huge with walk-in closet & 5 piece ensuite, call Katherine today! \$605,000.



WALK OUT BASEMENT BACKING ONTO RAVINE!
Over 2800 sq. ft. of upgraded luxury featuring a walk out basement backing onto ravine/greenspace, the many upgrades include porcelain angled tiles, California shutters, dark hardwood floors and stairs, high end stainless steel appliances, 9 foot smooth ceilings, 4 bedrooms with Jack and Jill ensuite, master with 5 pc ensuite, court location, a must to see! \$609,900.



PRIME COMMERCIAL LOCATION!
Excellent opportunity for your retail or professional business on Milton's Main Street. Highly visible from Main Street for great exposure and higher traffic flow into your business. 743 sq. ft., \$1900 month.

Office 905-858-3434 • Cell 416 856 5161
CALL FOR YOUR COMPLIMENTARY MARKET EVALUATION.
24 YEARS OF PROVEN EXPERIENCE.

Diane Wolstenholme
Real Estate Representative
905-878-2341, ext 212



Open House coming up?

Create traffic! Call Diane to book your listing in the Canadian Champion's Thursday Weekend Spotlight on Homes, or the Tuesday Best Homes.