



The Amy  
**flowers**  
TEAM

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**ROYAL LEPAGE**

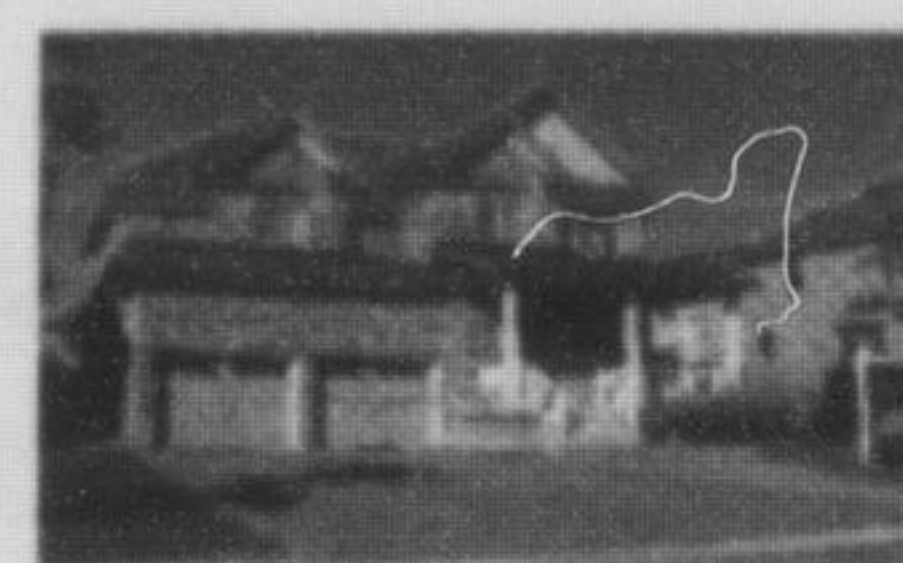
Meadowtowne Realty

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## Exclusive Listings & Early Access



facebook.com/theamyflowersteam



### OVERSIZED YARD

Stunning Heathwood home complete with finished basement. Offers plenty of space for a large family. 9' ceilings, hardwood floors, granite counters this home has it all. 4 generous bedrooms upstairs. Full fenced yard with large patio.

\$699,900



### ATTENTION TIMBERLEA: WE HAVE BUYERS!!

Our clients are thrilled to be the new owners of a fantastic Timberlea home.

We are working with several families looking to move to this exclusive neighbourhood! Call today if you are thinking of selling.



### JUST MOVE IN!

Beautiful 4 bedroom home with interlock walkway. Gleaming hardwood floors & 9' ceilings. Spacious eat-in kitchen complete with backsplash & island. Fully fenced yard with patio. Don't miss out on this one.

\$550,000



### AMAZING YARD

This 3 bedroom family home is the perfect oasis. Everything you want inside and out. No maintenance backyard complete with pond, 2 tiered deck & awning. You will never have to go to the cottage again! Call us today!

\$429,900



### READY TO MOVE IN!

3 bedroom detached home on a family friendly street. Open concept layout with 2nd floor laundry & balcony. Finished rec room & play room provides extra living space. Fully fenced yard complete with 2 tiered deck. Don't miss out!

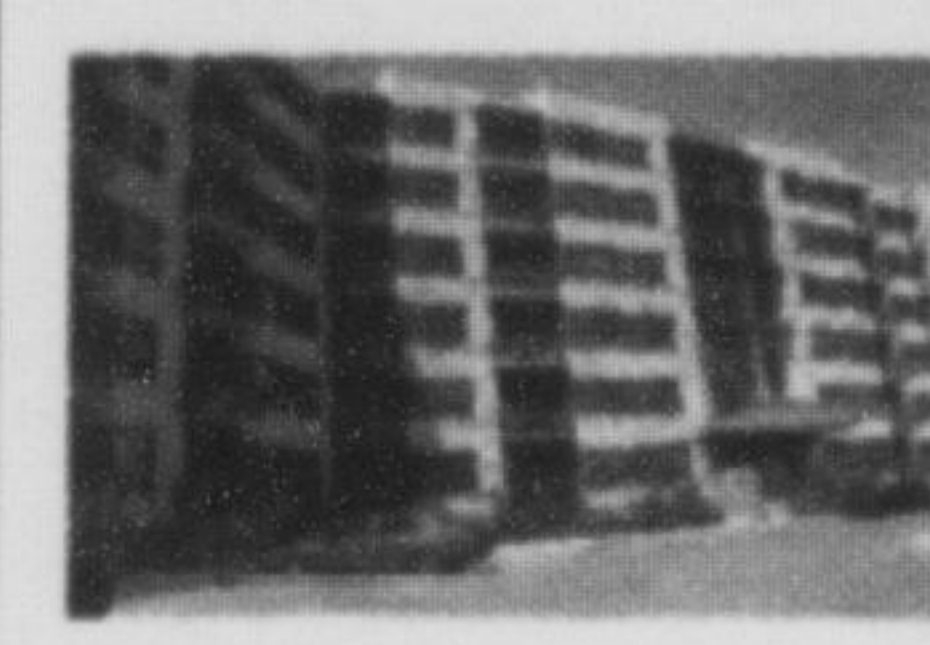
\$514,900



### PRIVATE YARD

4 bedroom 2520 sqft home. Open concept layout with huge eat in kitchen. Convenient main floor laundry. Large master bedroom with huge walk-in closet & ensuite bath. Ample room for any family with tons of closet space.

\$600,000



### CONDO LIVING

1 bedroom + den by Greenlife located in beautiful downtown. Gourmet kitchen has granite counters, stainless steel appliances & maple cabinets. Ensuite laundry, balcony, underground parking & storage locker all included.

\$345,000

Amy Flowers\*, Michelle Merritt\*\*, Neil Maxwell\*\*, Brett Ross \*\*, Robin Kerwin\*\* Broker \*\*Sales Representative

# ROYAL LEPAGE MEADOWTOWNE REALTY

## Real Estate Agents Can Help Save Buyers Money

Record-low interest rates and record-low housing prices are renewing interest in the floundering housing market for many people. Now could be the time to sell and buy a new home and earn an even bigger slice of the real estate pie. Whether an individual is a buyer or a seller, or doing both, his or her goal is to get the best financial deal on the home -- and often that means having a qualified real estate agent working in his or her corner.

Those entering the real estate realm may have misconceptions about what's involved. Oftentimes, individuals think they can go it alone and save money on real estate commissions in the process. However, not having a knowledgeable agent to navigate the process can end up costing more money in the long run. An agent is not there just to open up houses for viewing or to simply put a for-sale sign on the front lawn. Agents guide the seller or buyer through a complicated process of legalities and emotional hurdles. The agent also negotiates for the buyer and seller to help them make important financial decisions.

"When sellers are interviewing real estate agents to market their homes, their primary focus is usually on the advertising that the agent will offer them," says Jessica Goodbody of Weichert Realtors. "Advertising is important, but, once sellers have an offer, they need a strong negotiator to help them get the best price and terms. Buyers should also look for agents who have strong negotiating skills and

neighborhood knowledge which will help them make the most of their purchasing power."

Individuals can expect a real estate agent to help them navigate a process that, to first-time buyers or sellers, can prove intimidating.

### Buying a Home

1. Schedule a consultation to discuss what features and amenities buyer is looking for in a home.
2. The agent may suggest buyers speak with a mortgage consultant to figure out their buying power and obtain a mortgage pre-approval letter.
3. The agent will then look up home listings in a particular price range and help the buyers to view the homes.
4. When buyers find a home they want to purchase, the real estate agent will help them come up with a fair market price and write up the contract to present to the seller.
5. The agent will help the buyer negotiate on the final price with the seller.
6. In some states, the agent will accept a down payment to place in trust or work with a real estate attorney on behalf of the buyer.
7. The agent may be present during a home inspection, which is recommended.
8. The agent will then schedule the home appraisal.
9. He or she will then confirm the closing and be present at closing with the buyer and the attorney, if necessary.

www.teamdrohan.com

**COMING SOON!**  
Prestigious 1 bedroom waterfront condo!

**GORGEOUS**  
4 Bedroom / 4 bathroom home on quiet crescent in hawthorne on the escarpment

**BEAUTIFUL**  
Immaculately kept 4 bdrm, 2,700 sq.ft detached home on large private lot

**SHOW STOPPER**  
Absolutely stunning, 1 bedroom condo. 12' Vaulted ceilings surrounded throughout the home with upgrades throughout

**DREAM HOME**  
Superb home with a backyard oasis; solar heated salt water pool, tiki bar, volleyball court, horseshoe pit and fire pit

A Higher Level of Service. Working Together. Selling Your Home for the Absolute Top Dollar.

**WWW.TEAMDROHAN.COM** Randy's cell DIRECT: (647) 201-8446

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ROYAL LEPAGE  
Meadowtowne Realty, Brokerage

100 YEARS

Independently Owned and Operated

\* Sales Representative