



SELLING THIS FALL???

Let's Talk Now! Take Advantage Of My Premarketing Campaign To Get You More Interest, Sell Faster & Save Money. Call Me Today For A Free Home & Market Evaluation!

OPEN HOUSE SAT & SUN 2-4PM
\$494,900 - JUST LISTED
 Fully Detached & Professionally Landscaped. Gorgeous 3 Bedroom Open Concept Home Situated On A Quiet Private Crescent. Stunning Hardwood, Gas Fireplace, 2.5 Baths, Custom Interlock Patio & Mature Trees In Oversized Backyard. Enjoy The Quality This Coscorp "Maple" Model Has To Offer.
745 CALDWELL CRES. MILTON

For Lease \$1,600/Month
JUST LISTED
 Brand New 3 Bedroom Town Home With Over 1600 Square Feet. Stainless Steel Appliances, Washer, Dryer, Extended Height Ceilings, Quiet Street, Lots Of Upgrades. Move In Tomorrow!
702 AGNEW CRES. MILTON

For Lease \$2,000/Month
 Absolutely Stunning Mattamy "Plan 6" (Over 2300 Sq Ft) For Lease On Quiet Street. 4 Bedroom Detached Home Loaded W/ Upgrades: Dark Hardwood Floors, Extended Height Dark Kitchen Cabinets, High Ceilings, Energy Star Rated.
479 MOCKRIDGE TERR. MILTON

\$389,900
 Gorgeous 1600 sq Ft 3 Bedroom Semi Detached Home In Dempsey Area Of Milton. Large Kitchen w/ Stainless Steel Appliances, Deck In Backyard, 2.5 Baths, New Berber Carpet In Bedrooms, Professionally Painted Throughout, Gorgeous Front Entrance W/ Full Length Front Door Glass Insert.
1252 NEWELL STREET, MILTON

\$379,900
 3 Bedroom All Brick Detached On 100ft Deep Lot. Brand New Bathrooms "11, New Flooring, Freshly Painted, 3 Car Parking, Incredible Yard, Finished Basement, Fully Inspected 3 Years Ago, Fridge, Stove, Dishwasher, Owner Water Softener. Call Today To View!
444 VANIER DRIVE, MILTON

\$549,900
 Mattamy Built "Scotwood" Model, 2355 Sq Ft, Shows Like A Model Home, Solid Oak Staircase, Stripped Hardwood Flrs, Large Kitchen W/ Breakfast Area & Island, Professionally Finished Basement, Pot Lights Throughout Main Flr, Plaster Crown Moulding On Main And Upper Flrs. Call Today To Get On The Preview List!
711 TRUDEAU DRIVE, MILTON

\$449,500
 Gorgeous Semi With Over 2000 Square Feet Plus A Massive Professionally Finished Basement. Beautiful Open Concept Floor Plan, 9 Foot Ceilings, Extended Height Dark Cabinets, Stainless Steel Appliances, Brand New Hardwood Floors, 2nd Floor Family Room W/ Soaring Ceilings. Call Today To Get On The Preview List!
766 DOW LANDING, MILTON

For Lease \$1,400/Month
 Absolutely Stunning Mattamy Energy Star Rated Curran Model. Complete With Dark Maple Hardwood Floors, Stainless Steel Appliances, Pot Lights, Large Windows, 2.5 Bath, Full Ensuite In Master, Walk In Closet, 3rd Floor Laundry, Minutes To Go Transit, 401/407, Shopping.
607 ATTENBOROUGH TERRACE, MILTON

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

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Ways to make sure that you are buying the right home

Finding a home and getting a deal signed, sealed and delivered is one of the biggest and most emotionally-charged decisions that people ever make.

In fact, a recent Bank of Montreal report found that 80 per cent of prospective homebuyers know if a house is "the one" the moment they step inside.

According to Phil Dörner, president of the Ontario Real Estate Association, while that initial feeling is important, buyers should keep in mind that there are several other factors to consider before making a final decision.

"Although your initial feeling about a property is a powerful force, make sure to follow these five steps to help ensure that you aren't going to be faced with unwelcome surprises," says Dörner.

Here are five important steps for prospective buyers to take before making any decisions:

- **Talk to the neighbours:** The best way to get an idea of what it would be like to live in a particular neighbourhood is to talk to someone who already lives there. Chat with neighbours about the community, schools, commute and any potential surprises that you should know about.

- **Work with a local Realtor:** Look for a Realtor who works in the area and knows the ins and outs of the community. Asking friends, family and colleagues for references is a great place to start. Another good way to find a Realtor active in the area is to go to open houses in the neighbourhood.

- **Get a home inspection:** In Ontario, a home inspection reports on the condition of the roof, structure, foundation, drainage, heating, cooling, plumbing, insulation, walls, doors and electrical system. The cost of a home inspection can vary so do your research and make sure to choose a qualified home inspector who will also inform you of the scope and limitations of the inspection.

- **Check with the city:** Visit your local building department and find out if any new developments are planned. Check to see how many owners have applied

to build homes or additions that are larger than the by-law permits – this gives an indication of the neigh-

bourhood's future.

When it comes to making a home buying decision, do your homework and be sure

to enlist a real estate professional to guide you through the process.

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CUSTOM BUILT LUXURY HOME - \$5,995,000

On Blue Springs Golf Course, 13,000 sq ft of luxury living with 5 car garage, 5 bdrms, all with ensuites & balcony access, separate guest suite, custom walnut millwork t/o, 2 laundry rooms, 4 season sunroom, main lvl master suite, fully fin L/L with heated floors, walkout, custom wine cellar, walk-in fridge & freezer, den, games & entertainment rooms, Gunite pool, & more.



LUXURY LIVING MEETS FINE RESTORATION - \$2,299,000
 Gorgeous c1850's home rebuilt stone by stone in 2008. Enjoy yesterday's charm with all of today's conveniences. Over 4700 sq ft of living space. Large principal rooms, custom kitchen with high end appliances, geothermal heating/cooling system, hardwood floors, two fireplaces. Master bedroom with ensuite plus private terrace overlooking 97 scenic acres. Just north of the 401 near Campbellville.

LUXURIOUS MAIN LEVEL MASTER! - \$1,149,000
 Impeccably maintained 1.5 acre property in Churchill Estates. 4 bedroom bungalow with main floor master suite, luxurious ensuite, 3,662 sq. ft. above grade dark hardwood floors throughout, custom kitchen with granite, stainless steel appliances, main floor den, bright & spacious master bedroom with walk-in closets, main floor den, Beautiful 24' x 60' patio with pergola & irrigation system.



95 ACRE ESTATE - \$1,899,000

Breathtaking 95 acre private estate. Beautifully restored 1840's stone main house replete w/ hand hewn beams & large lofted principal rms. Long, private driveway winds through an arch of tees & landscaped rolling grounds. Pool, tennis court & horse jumping pit/track. Second house for groundskeeper w/2 bedrooms, kitchen, bath.



LIVE/WORK IN CAMPBELLVILLE - \$575,000

Charming multi use duplex, ideal for live-in work space (retail/office) in the village of Campbellville. Just south of the 401 on Main St. in a high traffic area with an abundance of parking. Currently used as hair salon on the main level with 2nd level 2 bedroom residence/apartment (\$1000/mth). Completely updated with newer roof, windows, electrical, plumbing systems. Great location/flexible zoning.



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 Our 10+ time earning this distinction!

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