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ROYAL LEPAGE MEADOWTOWNE REALTY

905-878-8101
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Carole D. Budworth*
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Fabulous 2 plus acres on the brow of the escarpment with spectacular views. All the bells and whistles - heated porcelain flrs, 3 FP's, many walk-outs, beautiful perennial gardens, 2 car oversized garage, circular huge driveway, cathedral ceilings, wrap around windows, decks, inground pool, hot tub. Priced to sell. Call today or visit my website at www.caroledbudworth.com



Beautiful new custom built home in Olde Milton in Heritage Area. Walk to all downtown amenities, large fenced, pool sized yard, deck and patio, walk out basement, 3 generous bedrooms, 3 baths, 9 ft. plus ceilings, hardwood, travertine floors, granite counters, tumbled backsplash. Priced to sell at \$499,900.00. Call Carole for more details or visit my website at www.caroledbudworth.com

Sedgwick ~ Marshall

Sales Representatives



Together we serve you better!

ROYAL LEPAGE
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THE BEST OF BOTH WORLDS



Set on a large, beautiful picturesque cottage like lot this 1½ storey century home offers 5 bedrooms, 4 bathrooms, a cozy country kitchen, inground pool and so much more. It's hard to believe you can get all this in the downtown core close to all the amenities. This hidden gem oozes charm, character and history with the original pine floors, high ceilings and pride of ownership. If you are looking for a great family home this is one that should not be overlooked. Priced at \$724,900.

To view or for more information please contact
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Residential - Heritage - Country - Commercial



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BY THE ESCARPMENT
Fieldgate's "Cambridge" model. Main floor includes hardwood throughout, 9' ceilings, and flat finish ceilings. Gourmet kitchen with stainless appliances, custom made granite centre island, and extended high cabinets. Second level with a master retreat and a grand ensuite oasis that has separate his and her sinks, soaker tub and glass shower. Love where you live!
Listed for \$589,900



CHURCHILL MEADOWS
Situated in the desirable Churchill Meadows, this all brick semi-detached home has parking for two cars with no sidewalk, and inside access from the garage. A sunken foyer leads you to a living room with hardwood floors, a large eat-in kitchen with sliding doors to fully fenced-in backyard. 2nd level has master bedroom with ensuite and walk-in closet, and 3 other spacious bedrooms. Close to Erin Mills Town Centre and all major highways.
Listed at \$474,900



DEVELOPMENT
In a trendy and desirable location in Streetsville. Waterfront development site. Approx 2 acres vacant land including approx 161 metres of Credit River waterfront. Even more attractive by its proximity to major transportation routes, abundant recreational, cultural and employment opportunities within easy reach.
Listed at \$3,990,000



FRESH NEW LOOK
In historic neighbourhood, reflects the charm of the town's heritage and rich history, this three bedroom all brick townhome, cherrywood kitchen cabinets with appliances included, garden doors to a private yard backing onto a creek, open design living and dining room with a fireplace, master bedroom with full ensuite, all the conveniences of modern interiors, an upscale townhome in the heart of Milton.
Listed at \$369,900



BACKING ON TO FOREST
Mattamy's "Levi Creek" with prime yard, total privacy surrounds you and down the pathway to schools and parkettes. Kitchen includes all appliances with ceramic backsplash and garden doors to the backyard, perfect for entertaining. Lower level is fully finished with a nanny suite including a kitchen, one bedroom and bathroom. Love where you live!
Listed at \$474,900



UNIQUE DESIGN
Mattamy's Plan 5 on a quiet street in a family friendly neighbourhood. This all brick home features a double garage, double door entry, 9' ceilings, arched door ways, and California shutters throughout. Gourmet chef's kitchen with a centre island, glass backsplash, and stainless appliances. 2nd floor family room allows for privacy. Master oasis with ensuite that has separate soaker tub. In step with the times, welcome home!
Listed at \$558,000



PRIME LOCATION
Prime location, just south of the Village of Campbellville, even more attractive by its proximity to charming shops and fine dining. Surrounded by several four-season conservation areas. Explore everything Campbellville has to offer. Totally renovate and add on to construct your dream home. Easy access to major transportation routes. Sabrina Essery's listing from Royal LePage Royal City in Guelph, co-listed with Eva Gooding.
Listed at \$499,000



FOR LEASE
Spacious open concept layout with over 1500 sqft. Gorgeous 9' ceilings adorn the main floor. Equipped with front load washer/dryer, fridge, stove & dishwasher. Large sized master bedroom with 4pc bath ensuite and walk-in closet. Walking distance to amenities and trails.
Listed at \$1700/month

How to stage your home to make the sale

The "For Sale" sign is up, and the open houses are scheduled. The hard work of purging, patching, painting and pruning is behind you, so now comes the fun part—staging your home.

Not so fast, says Royal LePage executive Yvonne Ratigan. "Homeowners need to step back and take an objective look at their house," she says. "Too often, our homes tell too much about us. In fact, what we need to do is create an environment that says something about the space and how it can be used."

To make the biggest impact with potential buyers, Ratigan recommends these five tips for last-minute staging:

1. Remove all personal items from display. Family photos, fridge 'art' and awards should be stowed away so that buyers can picture themselves in your home.

2. Arrange furniture to provide a sense of spaciousness. Instead of four chairs at your kitchen dining area, opt for just two. Add a mirror to the front hall to help with a grand entrance. Remove knick-knacks

from a dining hutch and replace with a simple white bowl.

3. Choose neutral linens for beds and bathrooms. Rather than patterns and prints, opt for neutral solid colours.

4. Let the light shine in. Open window coverings and consider adding extra lighting where needed, using floor and table lamps.

5. Make every room tell a story. Rooms and outdoor spaces should be staged to provide a sense of how the space could be used. For example, two patio chairs on a front porch tells a story of watching the world go by.

In addition to these tips, Ratigan recommends asking your real estate agent to recommend a professional home stager. "Having an objective view from someone who is not as attached to the home as you are is very important," she says. Additional information about how to stage your home can be found online at www.royallepage.ca.

www.newscanada.com

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