

**ROYAL LEPAGE**  
Meadowtowne Realty, Brokerage  
Independently Owned and Operated

# ROYAL LEPAGE MEADOWTOWNE REALTY

**905-878-8101**  
475 MAIN ST. E., MILTON  
www.meadowtowne.com



**Carole D. Budworth\***  
905.864.9242  
www.carolebudworth.com  
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**FABULOUS 2 PLUS ACRES**

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 at \$1,099,000. Call today or visit my website at www.carolebudworth.com

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**ROYAL LEPAGE**  
Meadowtowne Realty, Brokerage  
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www.royallepage.ca

**THE BEST OF BOTH WORLDS**

Set on a large, beautiful picturesque cottage like lot this 1 1/2 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 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.

**Eva Gooding\***  
Sales Representative  
Office **905-878-8101**  
Direct **905-691-2401**  
www.evagooding.com  
evagooding@royallepage.ca

**INSPIRING ADDRESS**

From the front enclosed porch which is the place to be on a gentle evening, you'll discover a calm crescent. Premium 46' lot with enormous backyard, enjoy a fresh peach from one of a variety of fruit trees. A most classic and rich exterior design. Grand entrance, custom kitchen, exquisite formal dining room with coffered ceiling, living room open to above, with natural light streaming in. Energy Star rated. Kitchen and family room designed side by side allowing active families to stay well connected. Second floor presents luxurious master bedroom with ensuite oasis and 3 additional more than accommodating sized bedrooms. Love where you live!

Listed for **\$709,900**

**Want to target your message**

Do you want to reach the new home owners in town or are you interested in the older part of town, or both.

We can deliver your flyer to the exact demographics you want to reach.

**\$50 PER 1,000 FLYERS**

the Canadian

For your next flyer drop call:  
**Diane Wolstenholme,**  
Sales Representative  
at 905-878-2341 ext. 212  
dianew@miltoncanadianchampion.com

**HOT OFF THE PRESS**

Located in the coveted character area of Milton, this 2 storey, 4 bedroom century home is set on a beautiful 66'x132' mature lot. Work has been done but there is still work to do. If you are looking for a project, do not overlook this one! Priced to sell at \$519,000.

Office **905.878.8101** Toll Free **1.800.514.3316**  
Residential - Heritage - Country - Commercial

**AWARD-WINNING BUILDER**

Situated on a quiet street in the most desirable location in Hawthorne Village Vista. This plan 4 home has 9' ceilings, dark hardwood on the main floor, and a main floor office or den that is sure to appease. Large open concept eat-in kitchen with stainless appliances. Hardwood staircase leads to a second level with a master retreat including an ensuite. Two other bedrooms are more than accommodating in size. Be part of one of the most sought after family friendly neighbourhoods in Milton!

Listed for **\$519,900**

**END UNIT**

Mattamy's Moorside townhome in Hawthorne Village. Freshly painted throughout, living/dining with hardwood floors, recently renovated kitchen with quartz counters, backsplash, undermount lighting and stainless steel appliances. Family room with a gas fireplace and a fenced-in backyard with a large patio. Second level with 3 bedrooms including a master ensuite with a soaker tub. Beautifully finished basement is a bonus! Love where you live!

Listed for **\$434,900**

**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 for **\$499,900**

**FAMILY-ORIENTED**

Mattamy's Emery model on a peaceful street. Separate dining room, great room over looks eat-in upgraded kitchen with breakfast bar and garden doors to the fenced-in backyard. Second level includes a master bedroom with a walk-in closet and ensuite as well as two other bedrooms and a 4-piece bathroom, perfect for a young family. Beautiful home where quality lasts a lifetime, move-in and enjoy!

Listed for **\$394,900**

**LORRAINE RANDALL**  
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## Should I go it alone or use a Realtor?

With increased access to online listings and information, people often ask if there are still good reasons to use a real estate agent. The answer is yes, according to Carlo Racioppo, a broker with Royal LePage Realty Plus.

"Whether providing guidance on what buyers can afford or helping sellers through the ins and outs of a complex transaction, Realtors offer professional services that go far beyond the do-it-yourself realm," he says. Racioppo identifies the top five questions to ask when deciding who to involve in your home buying or selling process:

- 1. What can I afford?** In addition to taking stock of your personal finances, you may want to tap a real estate professional's knowledge of current market conditions and local neighbourhoods to help to narrow down your options around what you can afford.
- 2. Where can I find qualified professionals?** When you're preparing to close the deal on a new home or looking to sell, an agent can recommend many professional services, ranging from home inspectors and real estate lawyers to stagers and renovators. Consider if you would be able to find these same resources on your own.
- 3. How can I effectively negotiate?** When buying or selling, price is not the only factor that may require negotiation. A real estate professional can provide assistance in navigating the negotiation process, covering important details to help you arrive at a successful resolution.
- 4. How can I avoid missteps in the home buying or selling process?** There are those who may attempt to take advantage of uninformed home buyers or sellers. A real estate professional will be well

versed in identifying warning signs to help you steer clear of any misinformation.

- 5. How can I adequately promote my property?** According to the National Association of Realtors, studies show that 82 per cent of real estate sales come from referrals and former clients. You may want to consider if you can strike up the same resources and marketing efforts.

More information is available at [www.royallepage.ca](http://www.royallepage.ca)  
[www.newscanada.com](http://www.newscanada.com)

**SELLING MILTON.CA**

**Sandy Del Papa** 905-878-8101  
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**CAN YOU HELP?**  
I have clients looking for:  
1) an updated home in Dorset Park up to \$520,000  
2) a Drury Park Bungalow

If you are interested in chatting further, pls. call me.  
905 878 8101 ask for Sandy Del Papa

**\$337,700**

**DESIRABLE CAMPBELLVILLE**  
Charming updated 3 bedroom on a large fenced lot in the quaint Village of Campbellville. Walking distance to shopping, restaurants and parks. Located in desirable Brookville School District.

