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QUAINT AND UP TO DATE



Charming 5 bedroom home with lots of character on coveted Lydia Ave. Updates include roof, gutters & A/C '08, furnace '05, water heater '04, updated panel & wiring. Two story addition with basement '95 adding bright & spacious family room, eat in area for kitchen, powder room plus a generous master with full ensuite upstairs. Vintage appeal remains intact with some original hardwood, mouldings & trim. Walking distance to Downtown!
\$624,900

BEAUTY, WARMTH, VALUE



Lovely maintained backsplit with double garage & great curb appeal on desirable street in old Milton. The 62 X 121 ft lot allows room for anything: kids, garden & pets. Large family sized eat in kitchen opens to 2 tiered deck with awning and also overlooks the family room with above grade windows & gas fireplace. There is a bathroom off the family room. The formal living room enjoys a bay window and is dressed up with crown moulding as is the kitchen and dining room. Very generous bedroom sizes with lots of closet space. A great candidate for a forever home.
\$514,900

COMING SOON: SPACIOUS TOWN HOME ON WILSON DRIVE. NICELY DONE AND GREAT VALUE FOR A LUCKY BUYER.

What costs are associated with purchasing a home?

Some of the most common expenses are listed here. These expenses may vary, depending on your area

At time of Application:

Mortgage application and appraisal fee
House inspection (optional)

Closing:

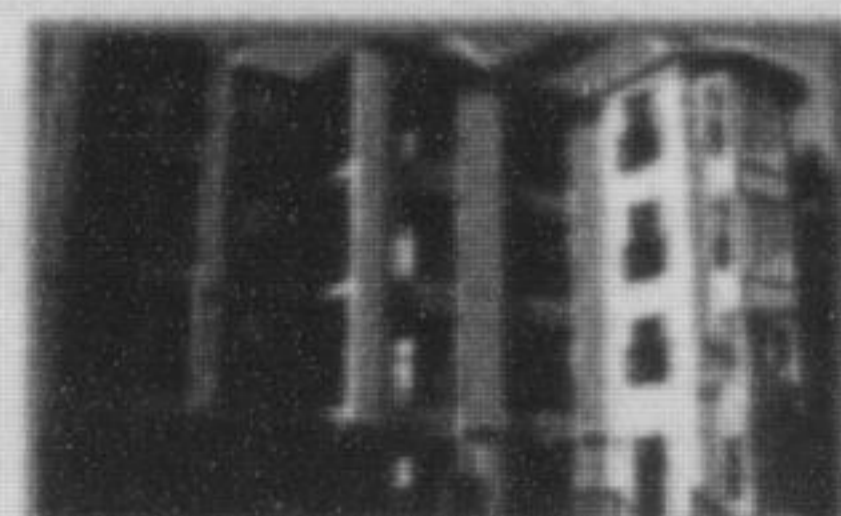
- Legal fees
- Legal disbursements
- Deed and/or mortgage registration
- Property Survey
- Land Transfer Taxes by Province
- Property Tax Adjustments
- Fuel Adjustments
- Mortgage Insurance
- Title Insurance

Provided by www.royallepage.ca

Pat RIDEOUT
Without change, there'd be no butterflies
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ROYAL LEPAGE
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WHY PAY RENT



...When you can own this perfect starter condo. Conveniently located on the ground floor, this one bedroom condo is located in an attractive and desirable complex. Combination living/dining room with walk-out to patio. Fridge, stove, built-in dishwasher, washer, dryer included. Community centre a few steps away features exercise room and party room. Call Pat for a personal viewing. **\$239,900.**

PARK-LIKE SETTING



OPEN HOUSE SUN 2-4 7106 McNIVEN ROAD
Beautiful 4 acre property with a 3 bedroom bungalow near Kilbride and Carlisle. House sits well back from the road with a private drive that goes past the house to 2 large shops - perfect for a mechanic or car collector, hobbyist, landscaper, etc. Extensive landscaping with numerous perennial flower beds both front and rear. Walk to the rear of this property and enjoy the stream. **\$699,900**

SIZE, LOCATION, PARKING!!!



This building has it all. Prime space located just off Main St. offers 2300+ sq.ft with lots of parking at the rear. Perfect for a retail store, art gallery and studio, or a spa to name a few. Public transportation and shopping in the area. Call Pat for an appointment to view. Best value currently in the downtown core. **\$2500 per month including heat.**

RETIRED OR CLOSE TO IT?



This community may be exactly what you're looking for. Two bedroom bungalow in Antrim Glen offers total one-floor living approx. 25 min west of Milton. Community centre with heated salt water pool, billiard room, library. No more shoveling or mowing the lawn. Large deck for bbq's and summer enjoyment. Call Pat for details of monthly costs. **\$199,900.**

I'm never too busy for your referrals.

Full member of the Oakville-Milton, Toronto and Hamilton-Burlington Real Estate Boards

Doug Howden
Broker
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CAMPBELLVILLE OPPORTUNITY

Perfect for a hobbyist or the right business. Main Street Campbellville with a four bedroom century home and 24X40 foot heated workshop with just under a half acre of property. Zoned C4 allows for residential and some commercial uses. The ultimate in work/live scenario. Home and shop heated with natural gas. Listed at **\$649,000.**

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THE BRAZEAU TEAM

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Joseph Brazeau*



Virginia Brazeau*



Jodie Near*



Jennifer Brazeau-Barg*

PRESTIGIOUS "WHISPERING PINES ESTATES"

Spectacular custom built executive home on 2 wooded Acres. Open concept, 2 storey ceilings. Main floor Master Suite. Gourmet kitchen with granite counters. Hardwood floors. 2nd staircase for Nanny suite. Finished recreation room with wet bar. Numerous walk outs to inground pool with waterfall. Minutes to Campbellville/Milton.



\$1,560,000 CAMPBELLVILLE

THIS SOLID BRICK BUNGALOW

On 4.8 acres is set on a spectacular backdrop of the Niagara Escarpment. Five minutes away from downtown Milton and the 401, it features part of the Sixteen Mile Creek, thousands of mature trees, and acreage that is stunning. A detached garage and a large barn/outbuilding. A rare chance for country life in Town.



\$749,000 MILTON

LOVELY, UPDATED AND RENOVATED CENTURY HOME

With 3 storey board & batten addition on 8.67 Acres. Open concept kitchen with granite counters overlook the family room. 50' x 30' bank barn. 44' x 24' garage/drive shed. Beautiful grounds with 16 Mile Creek running through the property. Minutes from Campbellville & Milton. Fabulous location



\$985,000 MILTON

STUNNING !!

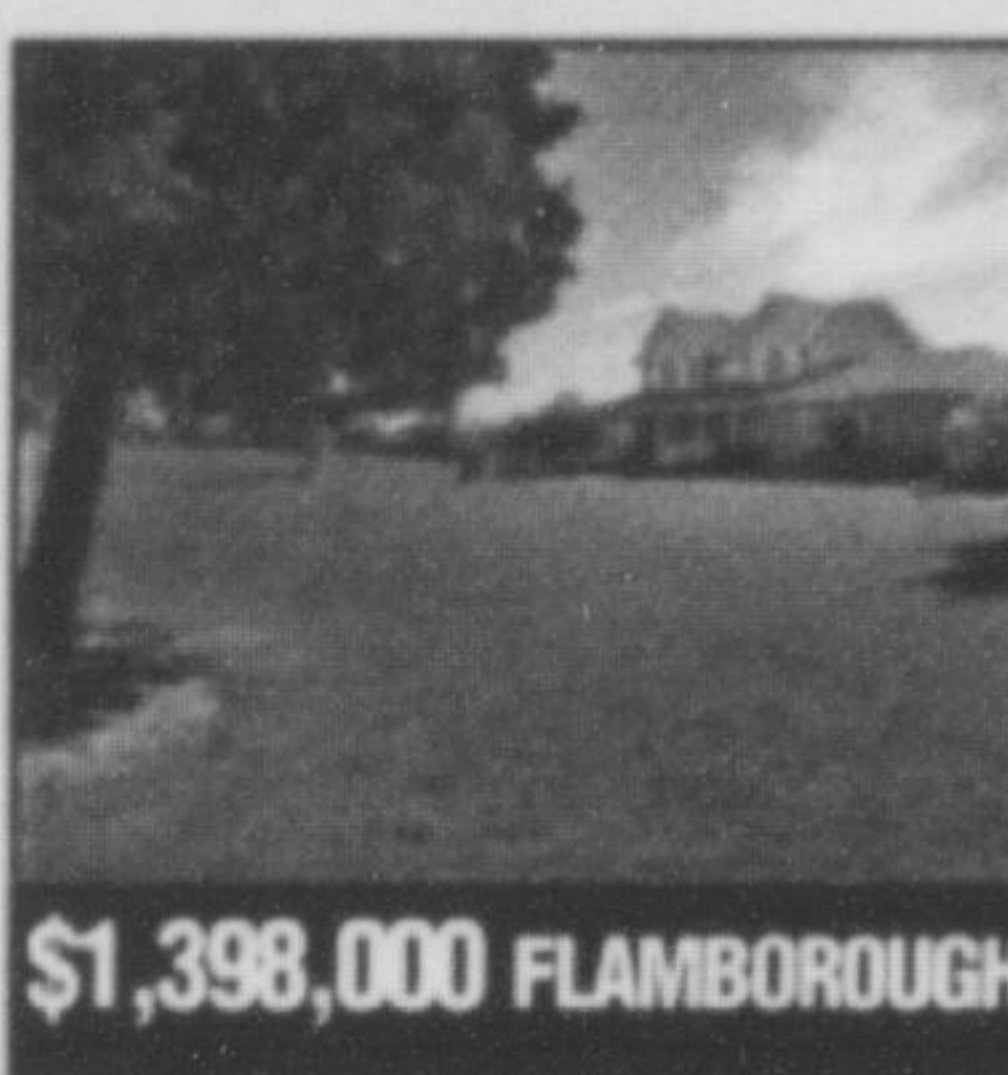
Custom built '11 bungalow by on 1 1/2 beautifully landscaped acres. Open concept, vaulted ceilings, hardwood floors. Living room with stone fireplace. Gourmet kitchen with breakfast bar & high end appliances with a w/o to deck with amazing long vistas. Master suite boasts a large walk in closet and 5 piece ensuite. Main floor office. Finished L/L includes a recreation room, games room, crafts area, 2 bedrooms and 3 piece bath with walk out to manicured lawns. Spectacular! Minutes from 401 & Milton.



\$1,350,000 BROOKVILLE

FABULOUS 5 BDRM HOME

(Main floor master suite) on 10+ beautiful acres. New kitchen/granite counters. Updated baths. Hardwood floors on main level. Designer décor. Basement finished with rec room, games room. Office/study and full walk out to patio. 2 gas fireplaces. New Mennonite built 40' x 50' barn w/run-in on East side & open implement area on West side. Paddocks, hayfields, gorgeous gardens. Perfect horse/hobby farm. Everything is done. Just move in & enjoy.



\$1,398,000 FLAMBOROUGH

For further information and photos on these properties please visit www.BrazeauTeam.com