



Kim Scott
Sales Representative

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QUAINT AND UP TO DATE



NEW PRICE
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!

\$599,900

BEAUTY, WARMTH, VALUE



Lovingly 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 zoning 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.

\$499,900

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

5 tips for choosing your Realtor

The Canada Mortgage and Housing Corporation predicts a dip in sales for Ontario's previously owned houses this year. Industry experts recommend sellers spend time finding the right Realtor who can find the best buyer for their property.

"There are over 50,000 Realtors and brokers in the province; though they have all gone through extensive training, owners should find the person whose expertise and knowledge is the best fit for their needs and will help them understand their home's value," says Ron Abraham, president of the Ontario Real Estate Association (OREA).

Abraham recommends asking these questions (from howrealtorshelp.ca) to help choose the right one for you:

1. What's your track record for getting the list price? How long does it take for you to sell a property? A quick sale can mean that the Realtor correctly understood the market and value of the house or condo. Ask about their track record for negotiating a sale that's close to or above the list price.

2. How will you market my home? Find out how the individual plans to get buyers interested, whether through ads, online house tours or open houses.

3. What services do you provide? Realtors can offer a range of services including a competitive market analysis or recommending other professionals such as a lawyer or contractor.

4. What do you know about my neighbourhood? OREA members often specialize in specific areas and will be knowledgeable about nearby schools or transit, which could both attract buyers.

5. Can you provide references? Ask to speak to past clients to learn how well they worked with the Realtor and if they were happy with the service they received.

www.newscanada.com

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WHY PAY RENT



NEW PRICE

...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. **\$234,900.**

PARK-LIKE SETTING



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.**



Top 1% in Canada again for 2012.

THE BRAZEAU TEAM

www.BRAZEAUTEAM.COM

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Joseph Brazeau*



Virginia Brazeau*



Jodie Near*



Jennifer Brazeau-Burg*

BEAUTIFULLY UPDATED CENTURY HOME ON 8.67 ACRES

Originally built in 1885. Totally renovated. 3 story addition in '03. Fabulous open concept custom kitchen/family room w/woodburning FP. Granite counters. Wood floors throughout. High ceilings. Steel roof. "Lifetime" soffits/eaves on main house. Bank barn 50' x 30'. Garage/workshop 44' x 24' - overhead door. Both rec'd w/board & batten. 16 Mile creek through property. Shows 10++



\$929,000

MILTON

FABULOUS 5 BEDROOM HOME

Main floor master suite. New kitchen/granite counters. Updated baths. Hdwd 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. Paddock, hayfields, gorgeous gardens. Perfect horse/hobby farm. Everything done. Just move in & enjoy.



\$1,398,000 FLAMBOROUGH

STUNNING !! CUSTOM BUILT '11 BUNGALOW

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

THIS SOLID BRICK BUNGALOW

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

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

RARE OPPORTUNITY IN THE HISTORICAL VILLAGE OF WESTOVER

Great location to own your own business, (recently Westover General Store has been a restaurant, antique emporium, also destination for catered weddings, workshops, etc. Totally renovated & updated w/ character & atmosphere & charm of By-Gone Era.



\$629,000

FLAMBOROUGH

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