


Kim Scott
Sales Representative
878-8101
kimscott@royallepage.ca • www.kimscott.ca

Director's PLATINUM Award
2012
AWARD OF EXCELLENCE

SPACE AND LUXURY



Beautiful 5 bedroom, 3330 ft home on a quiet street dressed up with California shutters throughout, 9' ceilings on the main, designer colours and updated light fixtures. Fully finished basement with full bath, games area, surround sound, pot lights and storage. Huge eat in kitchen with centre island and butlers pantry. Formal living room and dining room with coffered ceiling, main floor family with fireplace. Separate wing master retreat with luxurious ensuite and his and her walk ins. Four other bedrooms, 3 have ensuite privileges. Low maintenance yard with perennials. **\$788,000**

POOL AND GREAT LOCATION



Extensively upgraded Buccu built on premium pie shaped lot in Orchard in Burlington with salt water pool & finished basement. Floor to ceiling windows in living room, dark hardwood, granite in kitchen & all bathrooms. Open concept main floor with 9' ceilings & main floor laundry. Four bedrooms plus an office upstairs. Master has 5 piece ensuite and walk in closet. Two fireplaces and lovely landscaping. **\$797,900**

SOLD




1545 Evans Terr • 417,500

SOLD



421 Valleyview



Congratulations Ryan and Laura!

Mobile: 905-330-1403 ~ Business: 905-878-8101
Toll Free: 1-800-514-3316 ~ Fax: 905-878-8188
Email: SandyEwing@royallepage.ca

Sandy Ewing
Sales Representative

LOCATED ON QUIET STREET



This spacious 4 BR, 3 Bath all brick detached is a Mattamy Plan 12, 2540 sq. ft. with over \$40,000. in upgrades! Great curb appeal with interlocking front walk. Also has backyard interlocking patio. Huge Open Concept Kitchen/Family Room with Quartz counter in Kitchen, Dark Hand Scraped Hardwood on main floor & curved staircase. Master Ensuite has soaker tub. Walk-in closets.. Laundry on 2nd floor. Located on a quiet street close to schools, parks & shopping. Shows beautifully & priced to sell. Won't last long! **\$619,900.**

Pat RIDEOUT
Without change, there'd be no butterflies



Direct 905 875 7040 | Office 905 878 8101
pat@patrideout.ca | www.patrideout.ca


ROYAL LEPAGE

EXCLUSIVE



Unique opportunity to own this one-of-a-kind, custom built home in old Milton. This 4 bedroom home sits on a huge lot - 92x181 feet. Fabulous curb appeal, and parking for 6+ cars. Lots of upgrades including hardwood floors, California shutters, crown moulding and 2 fireplaces. In-law or nanny suite on lower level. Shows beautifully. Act now before this opportunity is gone. **\$799,900.**

GREAT VALUE



Great value in this 4 bedroom home on quiet, family street. Lots of updates including; hardwood floors on the main level, gas fireplace in the family room for those cold winter nights, plus an inground pool when we finally have summer. Updated kitchen with built-in appliances and a finished basement with potential for an in-law or nanny suite. Shows very well. Don't hesitate - call me to view before it's gone. **\$419,900.**

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

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

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Joseph Brazeau* Virginia Brazeau* Jodie Near* Jennifer Brazeau-Barg*

BEAUTIFUL 3 BDRM "COUNTRY HOME"




in "Stone Brook Estates". Private quiet neighbourhood in exclusive enclave of only 31 homes. Bronte Creek, woods, birds & deer for you to enjoy. 100.25' x 119.038' lot. Eat in kitchen. Gleaming hardwood floors. Spacious, bright, open concept. 10 minutes to 401 & Guelph Line. 15 min to Waterdown. **\$398,000 FLAMBOROUGH**

STUNNING CUSTOM BUILT



with over 5,000 sq. ft. of living space on a beautiful 1 acre lot in the Village of Campbellville. Completely upgraded and renovated. Gourmet kit has custom cabinetry, granite counters and high end Gaggenau appliances. Master ensuite has a double glass enclosed shower and free standing soaker tub. Bonus room w/separate entrance, wet bar, ensuite and 400 square foot deck O/L pool. Huge sunroom. Amazing treed lot with gas heated salt water pool, cabana and expansive decks. **\$1,389,000 CAMPBELLVILLE**

BEAUTIFULLY UPDATED CENTURY HOME ON 8.67 ACRES



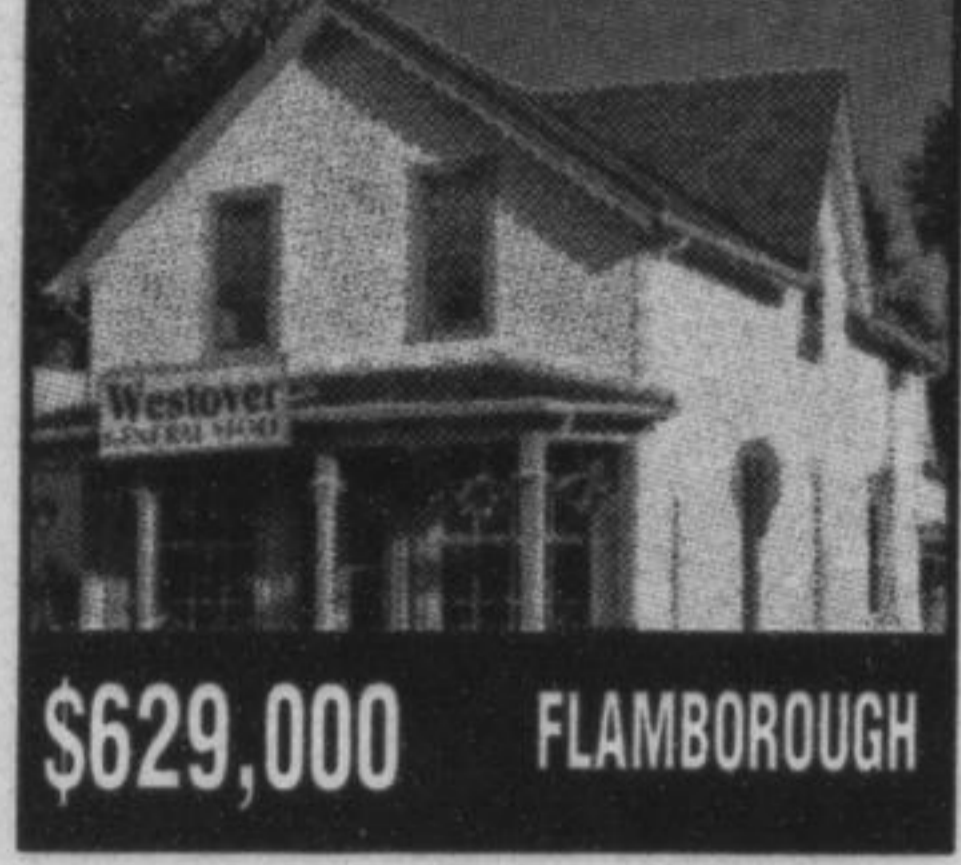
Originally built in 1885. Totally renovated. 3 storey addition in '03. Fabulous open concept custom kit/family room w/woodburning FP. Granite counters. Wood flrs throughout. High ceilings. Steel roof. "Lifetime" soffits/eaves on main house. Bank barn 50' x 30'. Garage/workshop 44' x 24' - overhead door. Both re clad w/board & batton. 16 Mile creek through property. Shows 10++ **\$929,000 MILTON**

10+ BEAUTIFUL ACRES



Fabulous 5 bdrm home with main floor master suite. New kit/granite counters. Updated baths. Hdwd flrs on main level. Designer décor. Basement finished with RR, games room, office/study and full walk out to patio. 2 gas FP. **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 done. Just move in & enjoy. **\$1,398,000 FLAMBOROUGH**

RARE OPPORTUNITY IN HISTORICAL HAMLET OF WESTOVER



Currently just a lovely "residential home", but with potential to run a "home business". "Westover General Store" has also functioned in the past as a restaurant/antique emporium. Totally renov'd w/character & charm of a By-Gone Era. Ideal destination for catered weddings/workshops, etc. Large kit, Great Room & His & Her's baths on main flr. 2 bdrms & 2 full baths on 2nd flr. **Stone garage/workshop 28' x 38' + 2nd flr storage.** 7 min to Hwy 6 or Peter's Corner/Hwy 8 at Hwy 5. **\$629,000 FLAMBOROUGH**

PICTURE POST CARD SETTING



This quaint 2 storey home has been recently redecorated. Mostly original hardwood floors throughout. Main floor LR/DR, Sunroom & kitchen. A breezeway leads to a detached garage which has been converted to a Family room and Office. 2 bedrooms on the 2nd floor with a 3rd on the main floor & 4th in the lower level. Minutes from the 401 via Guelph Line. **\$399,000 MILTON**

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