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**GREAT LAYOUT**

Mattamy's 4 bedroom Lindsay model with walk out basement. Private yard with wooden deck & space to run. Hardwood floors, open concept layout, upgraded bathrooms this home has it all. Call us before its too late!

**\$529,900**



**GREAT LAYOUT**

Mattamy's popular Amesbury model is perfect for any young family. Open concept layout with eat-in kitchen. 3 sizeable bedrooms, convenient garage access & lots of room to grow. Call us today!

**\$378,900**



**HOT NEW LISTING**

Heathwood's Sandpiper model with stunning finishes throughout. Hardwood floors, gas fireplace, dark cabinets & ss appliances. 3 sizeable bedrooms perfect for any family. Fully fenced yard and so much more. Call us today!

**\$450,000**



**OAKVILLE SEMI**

Semi detached home with double car garage. Hardwood floors, pot lights, ss appliances, glass backsplash. 3rd floor offers massive family room with separate office & cozy gas fireplace. Call us before its too late!

**\$529,900**



**STUNNING HOME**

Arista Wakefield model (3590 sqft) with 3rd floor loft. Perfect for any large family this stunning home has everything you could ask for. 4 large bedrooms, 4 full baths and tons of space. Don't miss out on this one!

**\$819,900**



**GREENSPACE**

Stunning home backing on to greenspace and local park with bonus 3 car parking!!

Finished basement offers lots of extra living space.

Don't miss out!  
Call Today

**\$429,900**



**20 ACRES**

Custom home on a private lot with 20 acres.

4 car garage, and out building.

Open concept layout 4 spacious bedrooms and so much more.

Call us today!

**\$930,000**



**Exclusive Listings  
&  
Early Access**

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Amy Flowers\*, Michelle Merritt\*\*, Neil Maxwell\*\*, Christine Tenaglia\*\*, Robin Kerwin\*\*

\*Broker \*\*Sales Representative

# Common mistakes when buying a home

"The housing market can be very competitive," says Ray Leclair, vice president of public affairs at LAWPRO. "Potential home buyers may get caught in bidding wars or the purchasing hype and can feel pressured to overlook issues that could really cost them down the road, in order to put forward a winning offer."

Although it can be competitive and rushed, it's still important to take time and avoid these seven common mistakes when buying a home:

- Falling in love with one aspect of the home, such as location, décor, renovations, and ignoring possible problems, such as the age of the systems and status of building permits.
- Failing to check with a lawyer to ensure a rental unit is legal. If the buyer is counting on rental income to afford a mortgage, this could be a serious problem.
- Choosing a lawyer by price or agent's recommendation, instead of for their experience and thorough work.
- Ignoring the risks of not conducting certain searches or

inquiries to save the associated costs, such as work orders, easements or taxes.

- Not telling their lawyer about the intended use for the property. Homeowners can't always do whatever they want, be it opening a small business, building an addition or adding a garage. It's important to check if these changes are acceptable to the municipality before making an expensive mistake.
- Skipping a home inspection or relying on a family member or friend's view of the status of a home to have a more competitive offer. A realtor may recommend bringing in a home inspector prior to making the offer, to avoid including this condition. Although it can be expensive, this is definitely a better option than skipping the inspection altogether.
- Not asking for a building-location survey and relying exclusively on title insurance. A survey permits you to verify the location of the structures in reference to the property lines, encroachments onto neighbours' land or vice versa and confirm municipal property setback requirements.

Buying a home is a huge undertaking and not a decision to be taken lightly or quickly. A thoughtful realtor, an experienced lawyer and a long term outlook can help ensure a successful purchase.

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**DOWNSIZE YOUR MORTGAGE, NOT YOUR LIFESTYLE!**

<p>182 MILNE PL. ROCKWOOD \$585,000</p> <p>Incredible value for this all brick 2 storey family home on quiet crescent BACKING ONTO PICTURESQUE HORSE FARM. Hardwood, granite, part. fin bsmt. Huge oversized garage for the hobbyist and toys. Visit <a href="http://TammySellsRockwood.com">TammySellsRockwood.com</a> to view virtual tour.</p>	<p>OPEN HOUSE SUNDAY 1-3 PM 391 WETHERALD ST. ROCKWOOD \$185,000</p> <p>Dreamed of having a country property but want the kids to grow up in a subdivision community?? Impeccably maintained this charming 3 bdrm bungalow is constructed on a huge 109' X 132' double lot with detached garage!! Imagine the possibilities! Updated and finished with neutral decor. Visit <a href="http://TammySellsRockwood.com">TammySellsRockwood.com</a> to view virtual tour.</p>	<p>OPEN HOUSE SUNDAY 3-5 PM 190 MILNE PLACE, ROCKWOOD \$521,000</p> <p>BACKS ONTO FARMLAND. Bright and spacious family home with gigantic kitchen incl. centre island. Multi functional loft space on the 2nd floor + laundry and 3 generous sized bedrooms. Lovingly cared for with mature landscaping, this beauty is ready to go. Visit <a href="http://TammySellsRockwood.com">TammySellsRockwood.com</a> to view virtual tour.</p>	<p>174 MILNE PL. ROCKWOOD \$555,000</p> <p>4 bdrm open concept layout with sep. livingroom, diningroom and family room. BACKS ONTO PICTURESQUE HORSE FARM. 2 sided fireplace, fully fenced and detached 2 car garage. Visit <a href="http://TammySellsRockwood.com">TammySellsRockwood.com</a> to view virtual tour.</p>
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