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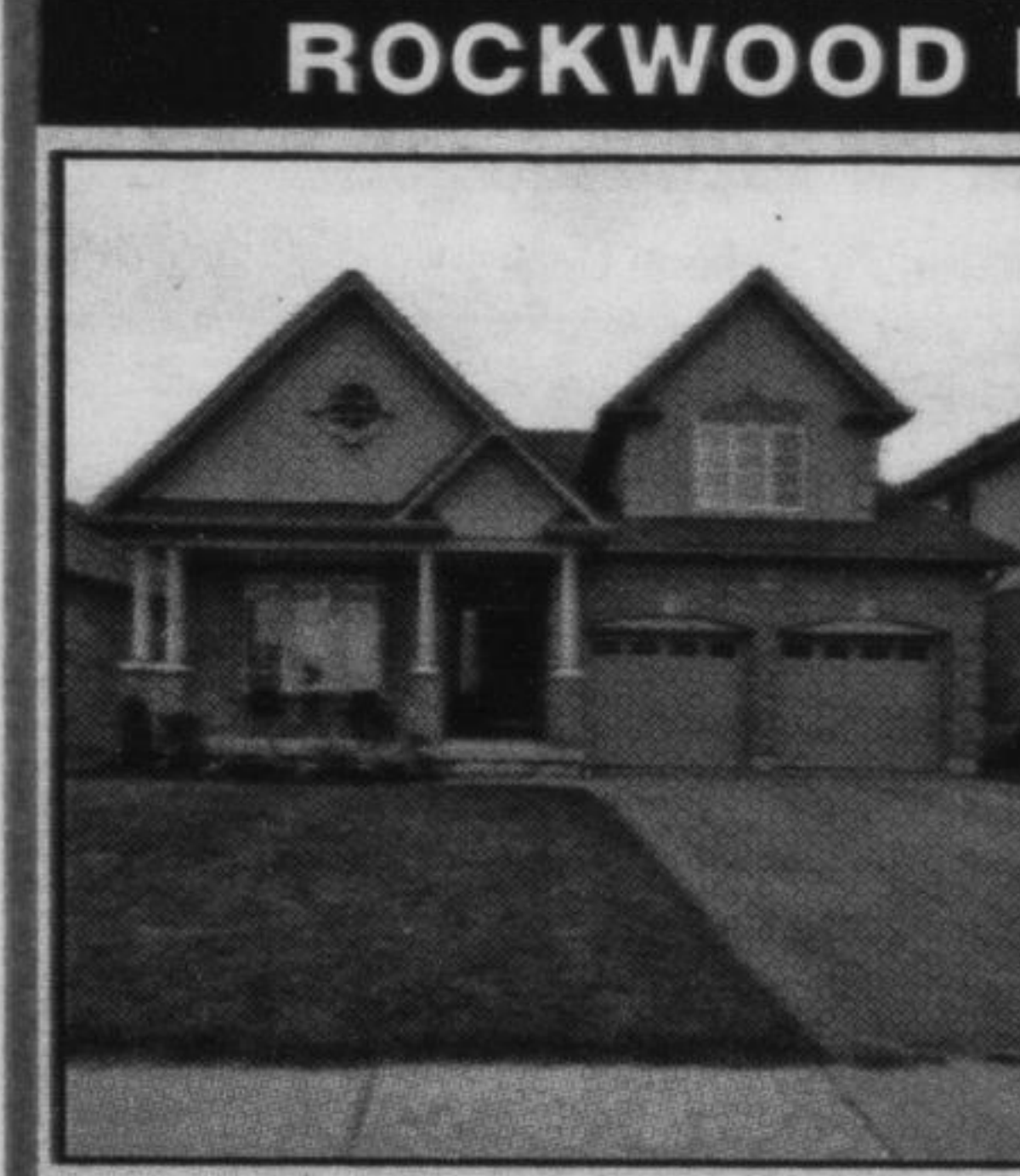


CHILDS DRIVE



Nicely presented home with lots of natural light & great location. Eat-in kitchen with breakfast bar, back splash & stainless steel appliances adjoins the convenient main floor laundry. Separate dining room overlooks the living room with vaulted ceiling & access to private patio. Master has double closets & semi ensuite privileges. Main bath has upgraded vanity, ceramic floors & shower tiles. Powder has also been updated. Dark laminate throughout & replaced carpet on 3rd level. Finished basement & parking for 2 cars on drive. **\$299,900**

ROCKWOOD BUNGALOTT



Spacious open concept 2,766 sq. ft. bungalow on premium lot backing onto farmland. Hardwood floors & California shutters throughout, main fl laundry and separate dining room. Eat-in kitchen has center island with breakfast bar and is open to living room with cathedral ceiling, pot lights and windows across back. Upstairs large master retreat with w/ closet & luxurious ensuite and a large family room which overlooks the main level. Unspoiled walk-out basement with fireplace. **\$559,900**

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If you would like to know what your current home is worth or what market conditions are in your area, please call me for a free, no obligation evaluation.

VERY ATTRACTIVE LOCATION



On A Main And High Traffic Street For This 1200 Square Foot Unit For Lease. Small Strip Plaza That Includes Franchises Such As Mac's Milk And Domino's Pizza. Great Opportunity To Capitalize On Already Existing Traffic. Parking Shared In The Plaza. Full Basement For Storage Needs. Unit Must Be Shown During Prosperity One Credit Union Business Hours. \$15.00 / sq. ft.

I'm never too busy for your referrals.

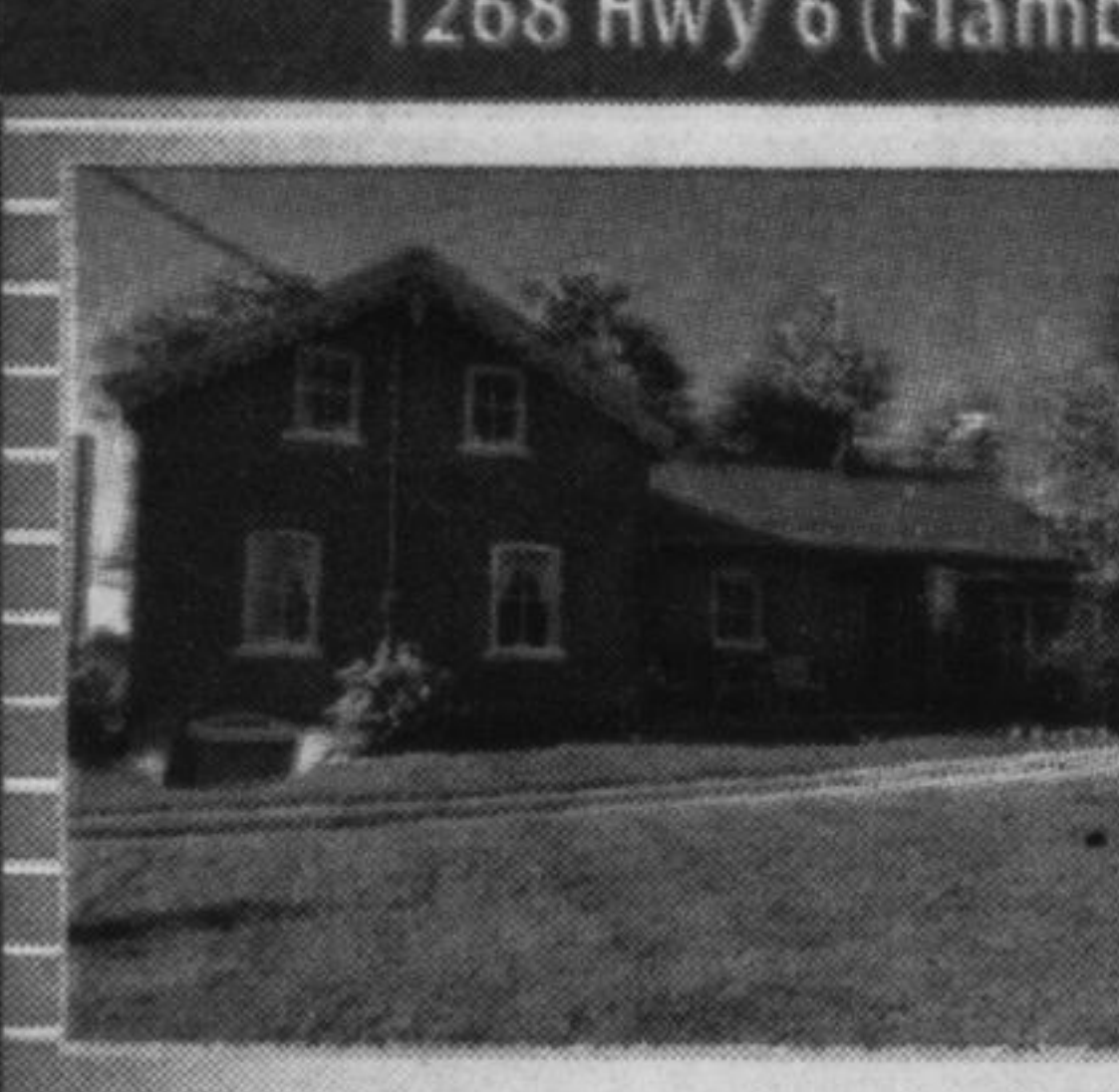
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"Moving you from Place to Place"
www.brazeauteam.com
1.800.514.3316
11901 Britannia Road (Milton) • \$525,000



1/2 Acre Lot with a brick, 2 bedroom bungalow. Built in 1958. Oversized garage attached to home w/breezeway. Roof resingled. New furnace (2014). Home is vacant & needs updating, but has lots of windows for sunny vistas of fields & countryside. Good investment. Quick access to Milton, 407 & 401.

1268 Hwy 6 (Flamborough) • \$618,000



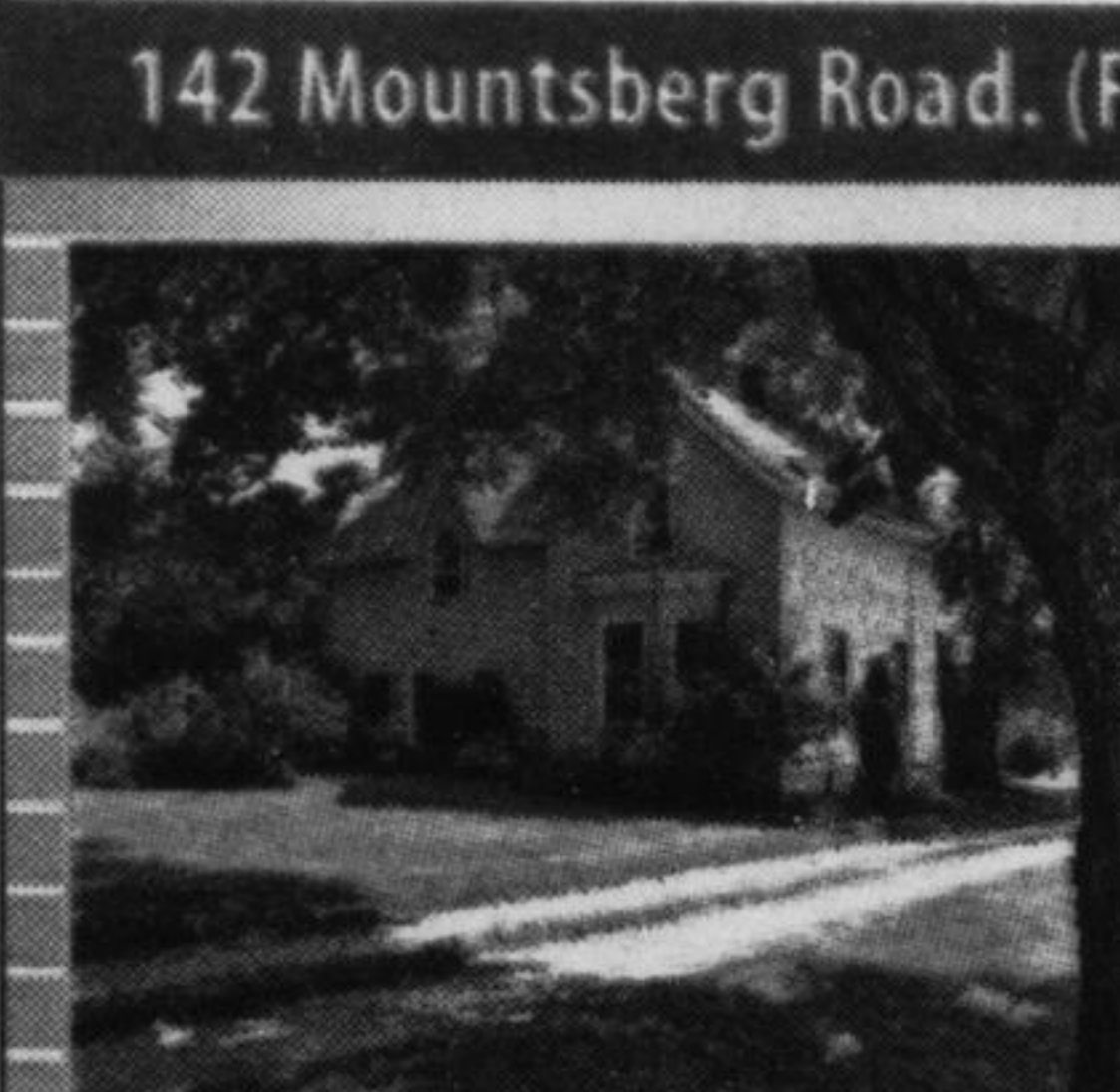
8 Acre Hobby Farm. Great location between Carlisle & Waterdown on Hwy 6. Century home w/original charm & character. **Bank Barn in very good condition.** 4 stalls, paddock area. Approx 4 acres bush w/trails. **2nd well @ barn.** Great opportunity for hobbyist or landscaper. Quick access to 403 or 401. Don't miss out.

4245 Limestone Road (Campbellville) • \$1,350,000



39.5 Acres surround this lovely raised bungalow. Indoor pool is a year round oasis of luxury living with windows on all 3 sides. **New 22' x 75' workshop/garage/barn.** Executive home features hardwood floors, family room off kitchen, 3 bdrms + office or 4th bdrm. On main floor. L/L fully at ground level at rear. Manicured lawns. 7 Acres cultivated. Don't miss out. Great Campbellville location between Apply Line & Guelph Line.

142 Mountsberg Road. (Flamborough) • \$1,200,000



104 Acres!!! Just north of Carlisle, between Centre Rd. & Hwy 6. Farmhouse with vinyl siding & newer singles. In need of updated inside. **Bank Barn & Drive Shed** in good condition. Tree lined fields. Great opportunity to own large parcel of land in this sought after location.

Real Estate Agents Can Help Save Buyers Money

Record-low interest rates and record-low housing prices are renewing interest in the floundering housing market for many people. Now could be the time to sell and buy a new home and earn an even bigger slice of the real estate pie. Whether an individual is a buyer or a seller, or doing both, his or her goal is to get the best financial deal on the home — and often that means having a qualified real estate agent working in his or her corner.

Those entering the real estate realm may have misconceptions about what's involved. Oftentimes, individuals think they can go it alone and save money on real estate commissions in the process. However, not having a knowledgeable agent to navigate the process can end up costing more money in the long run. An agent is not there just to open up houses for viewing or to simply put a for-sale sign on the front lawn. Agents guide the seller or buyer through a complicated process of legalities and emotional hurdles. The agent also negotiates for the buyer and seller to help

them make important financial decisions.

"When sellers are interviewing real estate agents to market their homes, their primary focus is usually on the advertising that the agent will offer them," says Jessica Goodbody of Weichert Realtors. "Advertising is important, but, once sellers have an offer, they need a strong negotiator to help them get the best price and terms. Buyers should also look for agents who have strong negotiating skills and neighborhood knowledge which will help them make the most of their purchasing power."

Individuals can expect a real estate agent to help them navigate a process that, to first-time buyers or sellers, can prove intimidating.

Buying a Home

1. Schedule a consultation to discuss what features and amenities buyer is looking for in a home.
2. The agent may suggest buyers speak with a mortgage consultant to figure out their buying power and obtain a mortgage pre-approval letter.

3. The agent will then look up home listings in a particular price range and help the buyers to view the homes.

4. When buyers find a home they want to purchase, the real estate agent will help them come up with a fair market price and write up the contract to present to the seller.

5. The agent will help the buyer negotiate on the final price with the seller.

6. In some states, the agent

will accept a down payment to place in trust or work with a real estate attorney on behalf of the buyer.

7. The agent may be present during a home inspection, which is recommended.

8. The agent will then schedule the home appraisal.

9. He or she will then confirm the closing and be present at closing with the buyer and the attorney, if necessary.

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Please call to find out how we can get your home sold

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Sales Representatives, Joseph Brazeau, Virginia Brazeau, Jodie Near, Jennifer Brazeau-Barg

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